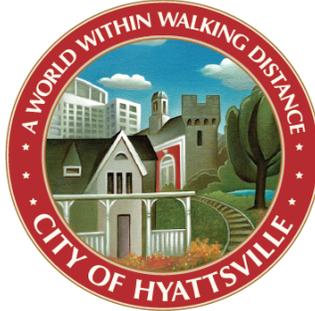


City of Hyattsville

Hyattsville Municipal Building
4310 Gallatin Street, 3rd Floor
Hyattsville, MD 20781
(301) 985-5000
www.hyattsville.org



Agenda Regular Meeting

https://us06web.zoom.us/webinar/register/WN_FAuDkJhoRDqJjUokTRs8bA

Monday, December 18, 2023

7:00 PM

Virtual

City Council

Robert S. Croslin, Mayor
Joseph Solomon, Council President, Ward 5
Joanne Waszczak, Council Vice President, Ward 1
Sam Denes, Ward 1
Danny Schaible, Ward 2
Emily Strab, Ward 2
Jimmy McClellan, Ward 3
Kareem Redmond, Ward 3
Edouard Haba, Ward 4
Michelle Lee, Ward 4
Rommel Sandino, Ward 5

ADMINISTRATION

Tracey E. Douglas, City Administrator
Laura Reams, City Clerk, 301-985-5009, cityclerk@hyattsville.org

WELCOME TO THE CITY OF HYATTSVILLE CITY COUNCIL MEETING!
Your participation at this public meeting is valued and appreciated.

AGENDA/PACKET: The Agenda/Packet is available for review at the Hyattsville Municipal Building and online at www.hyattsville.org prior to the scheduled meeting (generally available no later than the Friday prior to the scheduled Monday meeting). Please note, times given for agenda items are estimates only. Matters other than those indicated on the agenda may also be considered at Council discretion.

AMERICANS WITH DISABILITY ACT: In compliance with the ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk's Office at (301) 985-5009. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

AUDIBLE DEVICES: Please ensure all audible devices are turned off or otherwise not audible when the City Council is in session. Thank you.

PUBLIC INPUT: If you wish to address the Council during the Public Comment period, please use the "Raise Hand" feature in the virtual meeting interface. Participants may also submit statements electronically using the eComment feature at www.hyattsville.org/meetings or via email to cityclerk@hyattsville.org no later than two (2) hours prior to the start of the meeting. Submitted electronic statements will be sent to Councilmembers prior to the meeting and will not be read aloud. All participants shall remain respectful in their contributions and associated functions of the virtual meeting interface are not intended for public dialogue or discussion.

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Meeting Notice:

The Hyattsville City Council will hold its meeting on Monday, December 18, 2023 remotely via video conference. The Council meeting will be conducted entirely remotely; there will be no in-person meeting attendance.

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PUBLIC PARTICIPATION:

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1. Call to Order and Council Roll Call**2. Pledge of Allegiance to the Flag****3. Approval of Agenda****4. Approval of the Minutes****4.a. Approval of the Minutes**[HCC-168-FY24](#)

I move that the Mayor and Council approve the minutes of the May 1, 2023 and May 15, 2023 Public Hearings and the minutes of the October 2, 2023 City Council Meeting.

Sponsors: City Administrator

Department: City Clerk

Attachments: [Minutes Oct 2 2023](#)
[Minutes May01 2023](#)
[MinutesPublicHearing May 15 2023](#)

5. Public Comment (7:10 p.m. – 7:20 p.m.) Complete Speaker Card, Limit 2 minutes per speaker

6. City Administrator Update (7:20 p.m - 7:45 p.m.)**7. Proclamations****7.a. Proclamation Recognizing National Homeless Persons' Memorial Day [HCC-167-FY24](#)**

I move that the Mayor and Council adopt a proclamation recognizing December 21, 2023, as National Homeless Persons' Memorial Day in the City of Hyattsville.

Sponsors: City Administrator

Department: City Clerk

Attachments: [CM 1218 National Homeless Persons Memorial Day Proclamation](#)

8. Appointments**8.a. Appointment to the Ethics Commission [HCC-163-FY24](#)**

I move that the Mayor, with Council approval, reappoint Michael Horlick (Ward 2) to the Ethics Commission for a term of three (3) years to end on December 31, 2026.

Sponsors: Croslin

Department: City Clerk

Attachments: [Michael Horlick reappoint Dec 2023 rdac](#)

8.b. Council of Governments Policy Committee Appointments [HCC-166-FY24](#)

I move that the Mayor and Council make the following appointments to the Council of Governments (COG) Policy Committees for a term of one (1) year, beginning on January 1, 2024:

- Region Forward Coalition: Mayor Robert Croslin, with staff alternate Tracey Douglas
- Human Services and Public Safety Policy Committee: Mayor Robert Croslin, with staff alternate Police Chief Jarod Towers and Sandra Shephard
- Climate Energy and Environment Policy Committee: Mayor Robert Croslin, with staff alternate Lesley Riddle
- Chesapeake Bay and Water Resources Policy Committee: Mayor Robert Croslin, with staff alternate Lesley Riddle

Sponsors: City Administrator

Department: City Clerk

Attachments: [MWCOG Policy Committees](#)

9. Consent Items (7:45 p.m. - 7:50 p.m.)

Items listed on the Consent Agenda are considered routine in nature, and are approved in one motion. There will be no separate discussion of these items unless the Mayor/Council request specific items be removed from the Consent agenda for separate action.

9.a. FY24 Budget Amendment - Acceptance of Donation from Toyota of Bowie [HCC-162-FY24](#)

I move that the Mayor and Council accept and appropriate \$1,000 from Toyota of Bowie in support of the City's initiatives to provide holiday meals to residents.

Sponsors: City Administrator

Department: Community Services

9.b. Agreement with Washington Metropolitan Area Transit Authority (WMATA) [HCC-164-FY24](#)

I move that Mayor and Council authorize the City Administrator to enter into an agreement between the City of Hyattsville and Washington Metropolitan Area Transit Authority (WMATA) for secondary employment for HPD officers, upon the review and approval by the City Attorney for legal sufficiency.

Sponsors: City Administrator

Department: Police Department

9.c. Memorandum of Understanding with the U.S. Marshals Service Fugitive Task Force [HCC-165-FY24](#)

I move that the Mayor and Council authorize the City Administrator to enter into an MOU between the City of Hyattsville and the U.S. Marshals Service Task Force regarding part-time staffing for Hyattsville Police Department officers, pending the review and approval of the City Attorney for legal sufficiency.

Sponsors: City Administrator

Department: Police Department

10. Action Items (7:50 p.m. - 8:30 p.m.)

10.a. Landhart Neighborhood Traffic Calming, Pedestrian Improvements, and Road Reconstruction [HCC-154-FY24](#)

I move the Mayor and Council authorize an expenditure not to exceed \$1,650,000 to NZI Construction Inc. for the reconstruction of the roads and sidewalks as well as the installation of drainage and traffic calming in the Landhart Neighborhood located behind Bestway and south of Hamilton Street. This work is facilitated utilizing their existing rider contract with the City and funding was included in the FY24 CIP budget. The Treasurer is authorized to make the necessary budget amendments to facilitate this expenditure.

Sponsors: City Administrator

Department: Public Works

Attachments: [Proposal Gallatin, 36th\(s\), 37th, Farragut, Gaines, Alley 22](#)

10.b. Ager Road Townhomes, 5715 Ager Road - Preliminary Plan of Subdivision [HCC-169-FY24](#)
2023-030

I move the City Council authorize the Mayor to send to the Maryland-National Capital Park & Planning Commission a letter in support of the Preliminary Plan of Subdivision (PPS 2023-030) Ager Road Townhomes, at 5715 Ager Road, Hyattsville, subject to the following conditions:

1. When addressing Landscape Manual and Tree Canopy Coverage requirements at time of permit, the applicant shall propose use of native plant materials.
2. At time of permit, the applicant shall include in the design driveways that will facilitate and allow for standard passenger vehicles to easily exit garages and utilize private alley.
3. At time of permit, pedestrian-scale lighting shall be shown on plans along the walkways leading to the dwellings' front entries; and mounted to the building facades at front and rear entries.
4. City of Hyattsville trash and compost services at the Ager Road frontage shall be utilized, and this shall be reflected in the initial structure of the HOA as applicable.
5. At time of permit, the applicant shall consider designing the dwellings with front porches and trash/compost enclosures to facilitate easy access to Ager Road street front.
6. Prior to approval of the Preliminary Plan of Subdivision, the locations of the mitigated and unmitigated 65 and 55 dBA Ldn lines be shown on the PPS.
7. Prior to approval of building permits for a residential building located within the unmitigated 65 dBA Ldn noise contour and/or 55 dBA Ldn noise contour of Ager Road during the hours described by Section 27-6810(d), a certification by a professional engineer with competency in acoustical analysis be placed on the building permits outdoor activity areas will be mitigated to 65 dBA during the hours of 7:00 a.m. and 10:00 p.m., and 55 dBA during the hours of 10:00 p.m. to 7:00 a.m., and that the building shells of structures have been designed to reduce interior noise levels to 45 dBA or less.
8. Development of the site shall be in conformance with an approved Stormwater Management Concept Plan (46389-2022) or any subsequent revisions.

The City supports the applicant's request for the following relief:

1. The applicant's request for a waiver from County Code Sections 27-6207(b)(1) and 27-6208(b)(1), pedestrian and bicycle cross-access between the subject property and the multifamily property to the north.
2. The applicant's request for a variation to allow lot depths of 125 feet.

The City advises that the applicant will be required to apply for a City of Hyattsville fence permit prior to fence installation. Fence application(s) will be subject to review for conformance with City requirements as outlined in City Code Article II § 68-7, Fences and walls.

Sponsors: City Administrator

Department: Community & Economic Development

- Attachments:** [Action Memo - Ager Road Townhomes - PPS 2022-030](#)
[Preliminary Plan of Subdivision \(PPS 2022-030\)](#)
[Statement of Justification](#)
[Open Space Exhibit](#)

11. Discussion Items (8:30 p.m. - 9:00 p.m.)

11.a. ARPA Spending Plan Discussion

[HCC-171-FY24](#)

I move that the Mayor and Council allocate and authorize the expenditure of \$650,000 for the Police Communications Center and \$30,000 to develop a Hyattsville Business Vandalism Fund, criteria to be developed under the Corridor Investment Program, using American Rescue Plan Act funds.

Sponsors: City Administrator

Department: Finance

Attachments: [ARPA Spending Plan Update Discussion December 2023](#)

12. Council Dialogue (9:00 p.m. - 9:10 p.m.)

13. Motion to Adjourn



City of Hyattsville

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4310 Gallatin Street, 3rd Flr
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Agenda Item Report

File #: HCC-168-FY24

12/18/2023

4.a.

Submitted by: Nate Groenendyk
Submitting Department: City Clerk
Agenda Section: Approval of the Minutes

Item Title:
Approval of the Minutes

Suggested Action:

I move that the Mayor and Council approve the minutes of the May 1, 2023 and May 15, 2023 Public Hearings and the minutes of the October 2, 2023 City Council Meeting.

Summary Background:

Action summaries for Council Meetings are posted to the City website within 48 hours of the meeting. Please see attached minutes. Staff is in the process of reviewing outstanding minutes to bring forward for Council approval.

Next Steps:

Upon approval, approved minutes will be posted on the City's website.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend approval.

Community Engagement:

N/A

Strategic Goals:

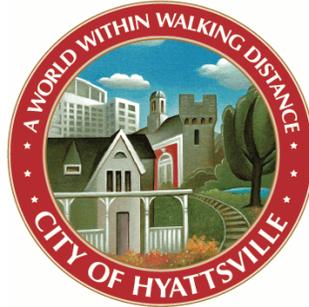
Goal 1 - Ensure Transparent and Accessible Governance

Legal Review Required?

N/A

City of Hyattsville

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Meeting Minutes

Monday, October 2, 2023

7:00 PM

Register in advance for the webinar:

https://us06web.zoom.us/webinar/register/WN_t4RxbEYSS-iy8bGh8Uvbug

Virtual

City Council

Robert S. Croslin, Mayor
Joseph Solomon, Council President, Ward 5
Joanne Waszczak, Council Vice President, Ward 1
Sam Denes, Ward 1
Danny Schaible, Ward 2
Emily Strab, Ward 2
Jimmy McClellan, Ward 3
Kareem Redmond, Ward 3
Edouard Haba, Ward 4
Michelle Lee, Ward 4
Rommel Sandino, Ward 5

ADMINISTRATION

Tracey E. Douglas, City Administrator
Laura Reams, City Clerk, 301-985-5009, cityclerk@hyattsville.org

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1. Call to Order and Council Roll Call

The meeting was called to order at 7:03 p.m.

Also Present:

City Administrator-Tracey Douglas
 Acting Director of Community and Economic Development-Holly Simmons
 City Treasurer-Ron Brooks
 Chief of Police-Jarod Towers
 Director of Public Works-Lesley Riddle
 Director of Community Services-Sandra Shephard
 Director of Human Resources-Jay Joyner
 Deputy City Clerk-Nate Groenendyk
 Emergency Services Coordinator-Reggie Bagley
 ARPA Funds Manager-Patrick Paschall
 Deputy Director of Public Works-Hal Metzler

Present: Mayor Robert Croslin
 Council President Joseph Solomon
 Council Vice-President Joanne Waszczak
 Councilmember Danny Schaible
 Councilmember Emily Strab
 Councilmember Jimmy McClellan
 Councilmember Kareem Redmond
 Councilmember Michelle Lee
 Councilmember Edouard Haba
 Councilmember Rommel Sandino

Absent: Councilmember Sam Denes

2. **Pledge of Allegiance to the Flag**
3. **Approval of Agenda**

A motion was made by Councilmember Schaible, seconded by Councilmember Sandino, that the Agend be Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Schaible, Strab, McClellan, Redmond, Lee, Haba, and Sandino

Absent: Denes

4. **Approval of the Minutes**

- 4.a. **Approval of the Minutes**

[HCC-075-FY24](#)

I move that the Mayor and Council approve the minutes of the December 20, 2021, March 6, 2023, April 17, 2023, May 1, 2023, and May 15, 2023 City Council Meetings.

Sponsors: City Administrator

Attachments: [Minutes May15 2023](#)
[Minutes April 17 2023](#)
[Minutes May 1 2023](#)
[Minutes Mar 6 2023](#)
[Minutes Dec 20 2021](#)

A motion was made by Council President Solomon, seconded by Councilmember McClellan, that this agenda item be Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Schaible, Strab, McClellan, Redmond, Lee, Haba, and Sandino

Absent: Denes

5. **Public Comment (7:10 p.m. – 7:20 p.m.) Complete Speaker Card, Limit 2 minutes per speaker**

Daniel Broder expressed his concern about the train derailment and would like the City to advocate for rail safety.

Melissa Schweisguth expressed her concern regarding the environmental remediation related to the train derailment. She also asked how the City prioritizes street safety projects.

6. City Administrator Update (7:20 p.m - 7:40 p.m.)

City Administrator Tracey Douglas provided an update on City-related news and events. Director of Public Works, Lesley Riddle and Emergency Operations Manager, Reggie Bagley gave specific updates on the train derailment response.

Council Vice President Waszczak acknowledged Laura Reams for filling in while Administrator Douglas was away. Council Vice President Waszczak asked for the punch list before roads closed with the derailment can be re-opened. Director Riddle said that the track is being re-stabilized and asphalt must then be laid. Deputy Director Metzler included that a recent inspection required specific repairs; there are a number of steps before State Highway can perform their inspection. Several weeks of additional work with environmental remediation and removal of train cars will also be necessary.

Council Vice President Waszczak asked when reimbursement from CSX be complete. Mr. Bagley responded that materials and hours will both be submitted with documentation for reimbursement.

Councilmember Schaible thanked staff for their commitment during the crisis. He asked who and what sort of investigation will occur. Administrator Douglas said there has been no cause identified yet and the Federal Railroad Administration is the investigating agency. She stated that when information is received it will be shared with Council and the City.

7. Treasurer Update (7:40 p.m. - 8:10 p.m.)

City Treasurer Brooks provided an update on City finances and audits.

Councilmember Waszczak asked about the "difficulty" the auditors noted in their report. Treasurer Brooks clarified that the "difficulty" to which the comment referred was related to staff turnover during a time prior to the current City Administrator and Treasurer.

Administrator Douglas commented that there is may be a need for expansion in the finance office.

8. Presentations (8:10 p.m. - 8:30 p.m.)
8.a. City Protect Demonstration[HCC-086-FY24](#)

For Presentation

Sponsors: City Administrator

Chief of Police Jarod Towers presented on the City Protect software and its ability to improve community engagement.

9. Proclamations

All proclamations were adopted in a single vote.

A motion was made by Council President Solomon, seconded by Council Vice-President Waszczak, that the proclamations be Adopted. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Schaible, Strab, McClellan, Redmond, Lee, Haba, and Sandino

Absent: Denes

9.a. Proclamation Recognizing Domestic Violence Awareness Month [HCC-078-FY24](#)

I move that the Mayor and Council adopt a proclamation recognizing October 2023 as Domestic Violence Awareness Month in the City of Hyattsville.

Sponsors: City Administrator

Attachments: [CM 1002 Domestic Violence Awareness Month 2023](#)

9.b. Proclamation Celebrating October as National Disability Employment Awareness Month [HCC-079-FY24](#)

I move that the Mayor and Council adopt a proclamation celebrating October 2023 as National Disability Employment Awareness Month in the City of Hyattsville.

Sponsors: City Administrator

Attachments: [CM 1002 National Disability Employment Awareness Month 2023](#)

9.c. Proclamation Recognizing Breast Cancer Awareness Month [HCC-080-FY24](#)

I move that the Mayor and Council adopt a proclamation recognizing October 2023 as Breast Cancer Awareness Month in the City of Hyattsville.

Sponsors: City Administrator

Attachments: [CM 1002 Breast Cancer Awareness Month 2023](#)

9.d. Proclamation Recognizing October 9, 2023 as Indigenous People's Day [HCC-081-FY24](#)

I move that the Mayor and Council adopt a proclamation recognizing October 9, 2023 as Indigenous People's Day in the City of Hyattsville.

Sponsors: City Administrator

Attachments: [CM 1003 Indigenous Peoples Day Proclamation](#)

10. Consent Items (8:30 p.m. - 8:35 p.m.)

Items listed on the Consent Agenda are considered routine in nature, and are approved in one motion. There will be no separate discussion of these items unless the Mayor/Council request specific items be removed from the Consent agenda for separate action.

A motion was made by Council President Solomon, seconded by Councilmember McClellan, to approve the Consent Agenda. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Schaible, Strab, McClellan, Redmond, Lee, Haba, and Sandino

Absent: Denes

10.a. Authorization to Negotiate Land Easement for Installation of Digital Message Board [HCC-072-FY24](#)

I move that the Mayor and Council authorize the City Administrator to negotiate and enter into a land easement agreement with Gilbane Building Company for the use of Parcel 190 to install a digital message board for community notices. The agreement is subject to the review and approval of the City Attorney.

Sponsors: City Administrator

Attachments: [Ager Road rw \(2017-11-25\)](#)

10.b. Special Use Agreement - Hyattsville Elementary School PTA Zombie Run [HCC-073-FY24](#)

I move the City Council authorize the City Administrator to execute a Special Use Agreement with Hyattsville Elementary School Parent Teacher Association (PTA) for the use of David C. Driskell Community Park and select City streets for its Annual Zombie Run, scheduled for Saturday, October 14, 2023.

Sponsors: City Administrator

Attachments: [2023 Zombie Run Use Agreement](#)

10.c. Special Use Agreement - Route 1 Velo 2023 Cyclocross Race [HCC-074-FY24](#)

I move the City Council authorize the City Administrator to execute a Special Use Agreement with Route 1 Velo for the use of David C. Driskell Park for its Annual Cyclocross race, scheduled for Sunday, October 8, to include set-up in the afternoon of Saturday, October 7.

Sponsors: City Administrator

Attachments: [2023 Cyclocross Special Use Agreement - Final](#)

10.d. ARPA-Replacement of Windows at City Administration Building [HCC-076-FY24](#)

I move that the Mayor and Council authorize the City Administrator to enter into an agreement with Berkley Glass for the replacement of windows at the City Administration Building, pending legal review. An expenditure not to exceed \$285,000 is authorized to be funded with ARPA funds, and the Treasurer is authorized to make the required budget amendments to facilitate this expenditure.

Sponsors: City Administrator

Attachments: [230824 - 4310 - Berkley Glass - Window Replacement proposal](#)

10.e. Purchase of Truck and Van for Public Works [HCC-077-FY24](#)

I move that the Mayor and Council authorize the City Administrator to purchase a 2023 E-Transit Cargo Van from Upper Marlboro Ford for an expenditure not to exceed \$62,000 and a 2023 Chevrolet Silverado from Sport Automotive for an expenditure not to exceed \$65,000. The Treasurer is authorized to make the necessary budget amendments to facilitate this purchase from the FY24 approved Capital budget.

Sponsors: City Administrator

Attachments: [Sport Chevrolet Silverado Estimate](#)
[Upper Marlboro Ford - E-transit estimate](#)

10.f. Disbursement of Discretionary Funds [HCC-082-FY24](#)

I move that the Mayor and Council authorize the disbursement of \$100 from each of the five Wards' Discretionary Fund for a total of \$500 to the HY-Swap.

Sponsors: Waszczak, Croslin, Denes, Haba, Lee, McClellan, Redmond, Sandino, Schaible, Solomon and Strab

10.g. Correspondence to Prince George's County Public Schools Regarding Facility Use Fees [HCC-083-FY24](#)

I move the City Council to authorize the Mayor to send correspondence to the Superintendent and Chief Operating Officer of Prince George's County Public Schools to request a reduction in the facility use fee for events hosted by nonprofit organizations.

Sponsors: Waszczak, Croslin and Denes

11. Action Items (8:35 p.m. - 8:55 p.m.)

11.a. Authorization of Letter to Planning Board: Suffrage Point[HCC-085-FY24](#)

I move the Council authorize the Mayor to send a letter to the Planning Board regarding DSP-21001, Suffrage Point. The letter shall request the Planning Board to continue the DSP hearing from October 5, 2023, to November 2, 2023 to allow time for the public to review materials.

Sponsors: Solomon, Schaible, Denes and Waszczak

Attachments: [DSP-21001 - Technical Staff Memo - 20230918](#)

[DSP-21001 - Werrlein Request to Continue to 20231012 - 20230808](#)

A motion was made by Council President Solomon, seconded by Councilmember Schaible, that this agenda item be Approved. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Schaible, Strab, McClellan, Redmond, Lee, Haba, and Sandino

Absent: Denes

12. Council Dialogue (8:55 p.m. - 9:05 p.m.)**13. Motion to Adjourn**

The meeting adjourned at 8:48 p.m.

A motion was made by Council President Solomon, seconded by Councilmember Strab, that the meeting be Adjourned. The motion carried by the following vote:

Aye: Croslin, Solomon, Waszczak, Schaible, Strab, McClellan, Redmond, Lee, Haba, and Sandino

Absent: Denes

City of Hyattsville

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4310 Gallatin Street, 3rd Floor
Hyattsville, MD 20781
(301) 985-5000
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Meeting Minutes

Monday, May 1, 2023

6:30 PM

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN__luTFERfQ8yKTZflJjvtfw

Virtual

City Council Public Hearing

Robert S. Croslin, Mayor
Joseph Solomon, Council President, Ward 5
Joanne Waszczak, Council Vice President, Ward 1
Sam Denes, Ward 1
Danny Schaible, Ward 2
Emily Strab, Ward 2
Jimmy McClellan, Ward 3
Kareem Redmond, Ward 3
Edouard Haba, Ward 4
Michelle Lee, Ward 4
Rommel Sandino, Ward 5

ADMINISTRATION

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WELCOME TO THE CITY OF HYATTSVILLE CITY COUNCIL MEETING!
Your participation at this public meeting is valued and appreciated.

AGENDA/PACKET: The Agenda/Packet is available for review at the Hyattsville Municipal Building and online at www.hyattsville.org prior to the scheduled meeting (generally available no later than the Friday prior to the scheduled Monday meeting). Please note, times given for agenda items are estimates only. Matters other than those indicated on the agenda may also be considered at Council discretion.

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AUDIBLE DEVICES: Please ensure all audible devices are turned off or otherwise not audible when the City Council is in session. Thank you.

PUBLIC INPUT: If you wish to address the Council during the Public Comment period, please use the "Raise Hand" feature in the virtual meeting interface. Participants may also submit statements electronically using the eComment feature at www.hyattsville.org/meetings or via email to cityclerk@hyattsville.org no later than two (2) hours prior to the start of the meeting. All participants shall remain respectful in their contributions and associated functions of the virtual meeting interface are not intended for public dialogue or discussion.

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REPLAY SCHEDULE: The meetings will be re-broadcast on cable television, channel 71 (Comcast) and channel 12 (Verizon) daily at 7:00 a.m., 1 p.m., and 8 p.m. Meetings are also able for replay online at www.hyattsville.org/meetings.

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INCLEMENT WEATHER: In the event of inclement weather, please call 301-985-5000 to confirm the status of the Council meeting.

Meeting Notice:

The Hyattsville City Council will hold a Public Hearing on Monday, May 1, 2023 remotely via video conference. The Council meeting will be conducted entirely remotely; there will be no in-person meeting attendance.

The meeting will be broadcast live on cable television channel 71 (Comcast), channel 12 (Verizon), and available via live stream at www.hyattsville.org/meetings.

PUBLIC PARTICIPATION:

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https://us06web.zoom.us/webinar/register/WN__luTFERfQ8yKTZfIjvtfw

1. Call to Order and Council Roll Call

The meeting was called to order at 6:36 p.m.

Also present:

City Administrator: Tracey Douglas

City Treasurer: Ron Brooks

City Clerk: Laura Reams

Deputy City Clerk: Nate Groenendyk

Present:

- Mayor Robert Croslin
- Council Vice-President Danny Schaible
- Councilmember Sam Denes
- Councilmember Joanne Waszczak
- Councilmember Emily Strab
- Councilmember Jimmy McClellan
- Councilmember Rommel Sandino
- Councilmember Daniel Peabody
- Councilmember Edouard Haba
- Council President Joseph Solomon
- Councilmember Ben Simasek

2. Public Comment Complete Limit 2 minutes per speaker

Mr. Marshall stated that he is not in favor of the proposed tax rate and that it should be lowered.

3. Action Items

Fiscal Year 2024 Real Property Tax Rate[HCC-365-FY23](#)

I move the Mayor and Council set the City of Hyattsville's Real Property Tax Rate for Fiscal Year 2024 (FY24) at \$0.63 per \$100 of assessed value.

Sponsors: City Administrator

Attachments: [2023 Constant Yield Tax Rate Certification - City of Hyattsville](#)
[PGpost 4-13 4-19 2023 A5 \(1\)](#)

City Treasurer Ron Brooks provided an update on the proposed tax rate.

Councilmember Haba stated he understands and shares Mr. Marshall's concern. He referenced that he has supported a lower tax rate in the past, but he supports the currently proposed rate.

Councilmember Waszczak requested an update on the initiatives the Council requested from City Treasurer Brooks on additional tax credits for residents. City Treasurer Brooks replied the City hired an outside firm in January to seek additional recommendations and initiatives the City could review. He expects preliminary ideas for review within the next 30 days. Councilmember Waszczak asked if the contractor would be able to let the City know how many homes are living on a fixed income and what homes will be able to get additional tax credits. City Treasurer Brooks stated he hopes this type of information will be available in the draft report.

A motion was made by Council Vice-President Schaible, seconded by Councilmember McClellan, that this agenda item be Approved. The motion carried by the following vote:

Aye: Croslin, Schaible, Denes, Waszczak, Strab, McClellan, Sandino, Peabody, Haba, Solomon, and Simasek

4. Motion to Adjourn

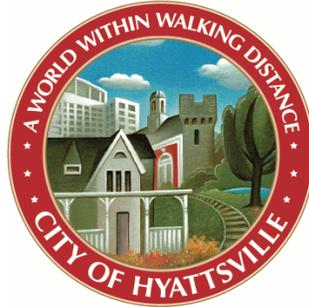
The meeting adjourned at 6:52 p.m.

A motion was made by Councilmember Simasek, seconded by Councilmember Strab, that the meeting be adjourned. The motion carried by the following vote:

Aye: Croslin, Schaible, Denes, Waszczak, Strab, McClellan, Sandino, Peabody, Haba, Solomon, and Simasek

City of Hyattsville

*Hyattsville Municipal Building
4310 Gallatin Street, 3rd Floor
Hyattsville, MD 20781
(301) 985-5000
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Meeting Minutes

Monday, May 15, 2023

6:30 PM

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_TbLtaC87R4CeZH_UvQGQIA

Virtual

City Council Public Hearing

Robert S. Croslin, Mayor
Joseph Solomon, Council President, Ward 5
Joanne Waszczak, Council Vice President, Ward 1
Sam Denes, Ward 1
Danny Schaible, Ward 2
Emily Strab, Ward 2
Jimmy McClellan, Ward 3
Kareem Redmond, Ward 3
Edouard Haba, Ward 4
Michelle Lee, Ward 4
Rommel Sandino, Ward 5

ADMINISTRATION

Tracey E. Douglas, City Administrator
Laura Reams, City Clerk, 301-985-5009, cityclerk@hyattsville.org

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1. Call to Order and Council Roll Call

The meeting was called to order at 6:32 p.m.

Also present:

City Administrator-Tracey Douglas

City Treasurer-Ron Brooks

Director of Public Works-Lesley Riddle

City Clerk-Laura Reams

ARPA Funds Manager-Patrick Paschall

Present: Mayor Robert Croslin
Council Vice-President Danny Schaible
Councilmember Sam Denes
Councilmember Joanne Waszczak
Councilmember Emily Strab
Councilmember Jimmy McClellan
Councilmember Rommel Sandino
Councilmember Daniel Peabody
Councilmember Edouard Haba
Council President Joseph Solomon
Councilmember Ben Simasek

2. Presentations (6:30 p.m. - 6:35 p.m.)

Public Hearing: American Rescue Plan Act Funds Allocation[HCC-397-FY23](#)

On May 1, 2023, the City Council authorized the allocation of a total of \$7,136,500 of American Rescue Plan Act funds for the below projects and amounts. The intent of the public hearing is to receive feedback from residents on the spending plan.

Title of Project Proposal Amount

Ager Rd/Queens Chapel Alley Pedestrian Safety Improvements	\$1,500,000
Driskell Park Community Building Renovation	\$500,000
Public Wi-fi Study	\$60,000
Beautify Alternate Route 1	\$200,000
Hyattsville Tree Canopy Restoration Budget	\$331,000
City Facilities Security Upgrades	\$200,000
Hyattsville Crossing BID	\$150,000
Environmental Depot	\$600,000
Circulator Study Update	\$25,000
Mental Health Coordinator for Teen Center	\$100,000
Expand Electronic Sign System	\$120,000
Publish a Small Business Directory Online	\$80,000
Public Restroom and Shower Facilities in City-Owned Parks	\$850,000
SMART Waste Management Study	\$60,000
PD Recruitment Advertising	\$15,000
The Spot Placemaking Project	\$250,000
Updates to City Building Restrooms	\$280,000
VR Training Technology - PD	\$110,000
City Building 2nd Floor Renovations	\$800,000
Solar Community Message Boards	\$71,500
IT Infrastructure Investment	\$150,000
Scholarships for City Camps	\$34,000
Roof Repair, Teen Center	\$450,000
Treasurer Summer Emergency Flex Fund	\$200,000

Sponsors: City Administrator

Attachments: [ARPA Final Budget Presentation 5-11-2023](#)

City Treasurer Ron Brooks provided an overview of the ARPA spending plan.

Council Vice President Schaible asked if ARPA funds could be used to shore up the budget deficit. Treasurer Brooks replied that at this time the answer is "no" because of the regulations surrounding the ARPA funds.

Councilmember Waszczak asked if the park restrooms and showers will be permanent. Director Riddle replied that the City is exploring a variety of options, which will be brought back to Council for additional discussion and approval. She also noted that the showers would likely be mobile. Councilmember Waszczak asked about the populations that will be served with this item. Director Riddle expressed that the driving force behind this initiative is to ensure there are accessible bathrooms in all City parks.

3. Public Comment (6:35 p.m. – 6:45 p.m.) Complete Speaker Card, Limit 2 minutes per speaker

Mr. Marshall expressed his opposition to money spent on The Spot. He also expressed safety concerns around the proposal for adding showers to public parks.

4. Motion to Adjourn

The meeting adjourned at 6:47 p.m.

A motion was made by Council President Solomon, seconded by Councilmember Sandino, that the meeting be adjourned. The motion carried by the following vote:

Aye: Croslin, Schaible, Denes, Waszczak, Strab, McClellan, Sandino, Peabody, Haba, Solomon, and Simasek



City of Hyattsville

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Agenda Item Report

File #: HCC-167-FY24

12/18/2023

7.a.

Submitted by: Nate Groenendyk
Submitting Department: City Clerk
Agenda Section: Proclamation

Item Title:

Proclamation Recognizing National Homeless Persons' Memorial Day

Suggested Action:

I move that the Mayor and Council adopt a proclamation recognizing December 21, 2023, as National Homeless Persons' Memorial Day in the City of Hyattsville.

Summary Background:

December 21 is the first day of winter and the longest night of the year. It has been designated as a day to remember all unhoused individuals who have died during the year by the National Coalition for the Homeless and the National Health Care for the Homeless Council.

Next Steps:

Adopt the proclamation.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend adoption.

Community Engagement:

Information on National Homeless Persons' Memorial Day will be shared via the City's communications channels.

Strategic Goals:

Goal 5 - Strengthen the City's Identity as a Diverse, Creative, and Welcoming Community

Legal Review Required?

N/A

CITY OF HYATTSVILLE

PROCLAMATION

RECOGNIZING DECEMBER 21, 2023, AS NATIONAL HOMELESS PERSONS' MEMORIAL DAY IN THE CITY OF HYATTSVILLE

This proclamation declares December 21, 2023, to be National Homeless Persons' Memorial Day in the City of Hyattsville. This is a day to remember those people who died during the year without housing; those who too often, were not connected to family or support systems who could hold a funeral or properly honor them.

WHEREAS, December 21, 2023, marks the first day of winter and the longest night of the year. Since 1990 it has been designated National Homeless Persons' Memorial Day by the National Coalition for The Homeless and the National Health Care for The Homeless Council; and

WHEREAS housing is a basic human need and fundamental right, which protects people from preventable instances of illness, violence, and death; for some Hyattsville residents, homelessness continues to be a serious impediment to food, housing, clothing, safety, and health care access; and

WHEREAS the winter season poses extreme hardship for over 5,350 unsheltered and inadequately housed low-income adults and children in the Metropolitan Washington Area; and

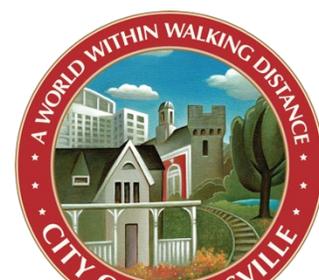
WHEREAS the spirit of the season provides an opportunity for a city-wide recommitment to supporting people experiencing homelessness and enacting policies to decrease the pervasiveness of such a condition; and

WHEREAS in remembering those unhoused community members who have died on the streets, the cause of ending homelessness and its adverse effects is kept urgent, as is the city's collective commitment to preventing such deaths in the future.

NOW, THEREFORE BE IT RESOLVED, that the Mayor and City Council declare December 21, 2023, as National Homeless Persons' Memorial Day to celebrate the memory of those who have died while unhoused and to encourage Hyattsville City Government and residents to come together to address the preventable systemic factors that lead to homelessness.

Robert Croslin
Mayor, City of Hyattsville

December 18th, 2023





City of Hyattsville

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Agenda Item Report

File #: HCC-163-FY24

12/18/2023

8.a.

Submitted by: Nate Groenendyk
Submitting Department: City Clerk
Agenda Section: Appointment

Item Title:

Appointment to the Ethics Commission

Suggested Action:

I move that the Mayor, with Council approval, reappoint Michael Horlick (Ward 2) to the Ethics Commission for a term of three (3) years to end on December 31, 2026.

Summary Background:

Please see attached application.

Next Steps:

Staff liaisons for the Ethics Commission will reach out to the new appointee to invite them to attend the next meeting as a member.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend appointment.

Community Engagement:

Agendas for the Ethics Commission Meetings are posted on the City's website. Meetings are open to the public and all are encouraged to attend.

Strategic Goals:

Goal 1 - Ensure Transparent and Accessible Governance

Legal Review Required?

N/A

Board, Committee, and Commission Application

Profile

Michael

First Name

Horlick

Last Name

Preferred Pronouns

He, him, his

[Redacted]

Email Address

Committee members receive a stipend of \$40 per meeting attended. Upon appointment to a committee, you are automatically enrolled into the stipend program. You must complete and submit a W-9 form to receive your payment. The W-9 form will be emailed to committee members upon confirmation of your appointment.

Please enter your address below.

Many, but not all, of our committees require residency within the incorporated City limits of Hyattsville. To check your residency status, please visit the map: [City Residency Map](#)

Committees that accept applications from individuals residing outside of the incorporated City limits are listed below:

- Education Advisory Committee (at least 50% + 1 of sitting committee members must be residents of the City)
- Educational Facilities Task Force (up to one non-City resident appointment)
- Race and Equity Task Force (up to one non-City resident appointment)

[Redacted]

Street Address

[Redacted]

City

[Redacted]

Suite or Apt

[Redacted]

State

[Redacted]

Postal Code

Which Boards would you like to apply for?

Ethics Commission: Submitted

Do you currently serve on this committee and are applying for re-appointment?

Yes No

If you selected more than one Board/Committee of interest, please indicate your first choice below.

This is for reappointment to Ethics. I am currently the chair.

To find your City Ward, click on this link! [City Residency Map](#)

Please select your ward from the drop down list below. *

Ward 2


Primary Phone

Referred By:

T. Carter Ross

Please provide a brief background statement including why you want to serve on the committee/s for which you are applying. This statement may be posted on the City's website.

I am a public finance professional, and am very interested in the deeper considerations associated with funding this particular decision. The City has my CV on file.

Question applies to Ethics Commission

The Ethics Commission is composed of five (5) members, appointed by the Mayor and approved by Council for a term of three (3) years.

The Commission's responsibilities include adopting regulations in accordance with the City's Ethics Code, providing advisory opinions, and certifying compliance to the State Ethics Commission. In addition to these responsibilities, the Commission is appointed by the Board of Supervisors of Elections to review all campaign finance documents for Regular and Special Elections.

Question applies to Ethics Commission

What skills and experience will you bring to the Commission? Include any governmental experience, activities with civic and business organizations, accounting experience, or any other experience that would contribute to your effectiveness as a Commissioner.

I current teach public policy at the University of Maryland - including ethics. Two master's degrees, decades of government work. Incurable educator and activist.

Please answer the following demographic questions. The City of Hyattsville is committed to appointing dedicated, diverse, individuals to these Committees to achieve membership with residents of all ages, interests, and backgrounds. Although these questions are not required for the completion of this application and the data collected is not factored into acceptance to advisory boards and committees, it is useful for the city for the purpose of measuring outcomes. This information is for internal use only and the data is not shared publicly.

Please indicate your age range.



Please indicate your gender(s). Select all that apply.

Please indicate your race-ethnicity(ies). Select all that apply.

Do you speak a language other than English at home?

[Redacted]

If you speak a language other than English at home, what language do you speak?

[Redacted]

Do you identify as having a disability as defined under the ADA [Americans with Disabilities Act]?

[Redacted]

Please check which of the following best describe your household income last year:

[Redacted]

Which of the best describes your housing status:

[Redacted]



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Agenda Item Report

File #: HCC-166-FY24

12/18/2023

8.b.

Submitted by: Laura Reams
Submitting Department: City Clerk
Agenda Section: Appointment

Item Title:

Council of Governments Policy Committee Appointments

Suggested Action:

I move that the Mayor and Council make the following appointments to the Council of Governments (COG) Policy Committees for a term of one (1) year, beginning on January 1, 2024:

- Region Forward Coalition: Mayor Robert Croslin, with staff alternate Tracey Douglas
- Human Services and Public Safety Policy Committee: Mayor Robert Croslin, with staff alternate Police Chief Jarod Towers and Sandra Shephard
- Climate Energy and Environment Policy Committee: Mayor Robert Croslin, with staff alternate Lesley Riddle
- Chesapeake Bay and Water Resources Policy Committee: Mayor Robert Croslin, with staff alternate Lesley Riddle

Summary Background:

The Council joined the Metropolitan Washington Council of Governments in October 2016. Membership to COG provides the opportunity for Elected Officials and staff members to participate in COG Policy Committees. The term of the appointment will be for one (1) year. Appointments are required to be submitted to COG by January 2024.

Next Steps:

Upon approval by the Council, the appointments will be submitted to COG and the City will continue participating in meetings.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Approval

Community Engagement:

N/A

Strategic Goals:

Goal 4 - Foster Excellence in all City Operations

Legal Review Required?

N/A

MWCOG POLICY COMMITTEES

POLICY COMMITTEES

Policy committees are advisory committees of the COG Board.

Chesapeake Bay and Water Resources Policy Committee

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

Climate, Energy and Environment Policy Committee

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

Human Services and Public Safety Policy Committee

The Human Services and Public Safety Policy Committee (HSPSC) advises the COG Board on a variety of issues including affordable housing, homelessness, child welfare, crime control and prevention, and traffic safety. Recent actions have included reports on homelessness and crime trends in the region as well as a foreclosure summit to address the significant increase in home foreclosures across the region.

Region Forward Coalition

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



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Agenda Item Report

File #: HCC-162-FY24

12/18/2023

9.a.

Submitted by: Cheri Everhart
Submitting Department: Community Services
Agenda Section: Consent

Item Title:

FY24 Budget Amendment - Acceptance of Donation from Toyota of Bowie

Suggested Action:

I move that the Mayor and Council accept and appropriate \$1,000 from Toyota of Bowie in support of the City's initiatives to provide holiday meals to residents.

Summary Background:

Our community partners at Toyota of Bowie have provided a generous donation of \$1,000 in support of the City's efforts to provide meals to residents during the holidays. This is the fourth year Toyota of Bowie has provided a donation for this initiative.

Next Steps:

Accept and appropriate funds

Fiscal Impact:

\$1,000

City Administrator Comments:

Recommend support

Community Engagement:

N/A

Strategic Goals:

Goal 5 - Strengthen the City's Identity as a Diverse, Creative, and Welcoming Community

Legal Review Required?

N/A



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Agenda Item Report

File #: HCC-164-FY24

12/18/2023

9.b.

Submitted by: Allison Weikel
Submitting Department: Police Department
Agenda Section: Consent

Item Title:

Agreement with Washington Metropolitan Area Transit Authority (WMATA)

Suggested Action:

I move that Mayor and Council authorize the City Administrator to enter into an agreement between the City of Hyattsville and Washington Metropolitan Area Transit Authority (WMATA) for secondary employment for HPD officers, upon the review and approval by the City Attorney for legal sufficiency.

Summary Background:

In an effort to reduce crime and increase security around metro stations, the Washington Metropolitan Area Transit Authority (WMATA) is seeking additional support. Hyattsville Police Officers currently cover and respond to the areas around Hyattsville's two metro stations, and this will allow them to expand their role to support WMATA on a voluntary overtime basis. Officers who choose to work overtime will be able to participate. An MOU agreement between the City of Hyattsville and WMATA will allow HPD to be reimbursed for overtime worked in the area of Hyattsville's two metro stations. The City will be reimbursed by WMATA at \$60.00 per hour.

Next Steps:

Execute Agreement

Fiscal Impact:

City to be reimbursed by WMATA for officer pay

City Administrator Comments:

Recommends approval.

Community Engagement:

N/A

Strategic Goals:

Goal 3 - Promote a Safe and Vibrant Community

Legal Review Required?

Pending



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Agenda Item Report

File #: HCC-165-FY24

12/18/2023

9.c.

Submitted by: Allison Weikel
Submitting Department: Police Department
Agenda Section: Consent

Item Title:

Memorandum of Understanding with the U.S. Marshals Service Fugitive Task Force

Suggested Action:

I move that the Mayor and Council authorize the City Administrator to enter into an MOU between the City of Hyattsville and the U.S. Marshals Service Task Force regarding part-time staffing for Hyattsville Police Department officers, pending the review and approval of the City Attorney for legal sufficiency.

Summary Background:

The primary mission of the task force is to investigate and arrest, as part of joint law enforcement operations, persons who have active warrants for their arrest. The intent of the joint effort is to investigate and apprehend federal, local, state, tribal, and territorial fugitives, thereby improving public safety and reducing violent crime. Each participating agency agrees to refer cases for which they hold the primary warrant for the subject to the RFTF (Regional Fugitive Task Force) or VOTF (Violent Offender Task Force) for adoption and investigation. Crimes will primarily focus on violent crimes against persons, weapons offenses, felony drug offenses, failure to register as a sex offender, and violent crimes committed by subjects who have a criminal history, felony drug offenses, and/or weapons offenses. The MOU will allow the Hyattsville Police Department to be reimbursed by the U.S. Marshals Service Fugitive Task Force at a rate of \$60.00 per hour.

Next Steps:

Execute MOU

Fiscal Impact:

The City will be reimbursed by the U.S. Marshals Service Fugitive Task Force for officer pay

City Administrator Comments:

Recommend Support. This allows our officers to partner with the Task Force to apprehend criminals and impact crime in our area.

Community Engagement:

N/A

Strategic Goals:

Goal 3 - Promote a Safe and Vibrant Community

Legal Review Required?

Pending



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Agenda Item Report

File #: HCC-154-FY24

12/18/2023

10.a.

Submitted by: Hal Metzler
Submitting Department: Public Works
Agenda Section: Action

Item Title:

Landhart Neighborhood Traffic Calming, Pedestrian Improvements, and Road Reconstruction

Suggested Action:

I move the Mayor and Council authorize an expenditure not to exceed \$1,650,000 to NZI Construction Inc. for the reconstruction of the roads and sidewalks as well as the installation of drainage and traffic calming in the Landhart Neighborhood located behind Bestway and south of Hamilton Street. This work is facilitated utilizing their existing rider contract with the City and funding was included in the FY24 CIP budget. The Treasurer is authorized to make the necessary budget amendments to facilitate this expenditure.

Summary Background:

In 2020, during the pandemic the City began to address a number of traffic complaints on Gallatin Street from 35th Place to 37th Street (Ward 5), including installing a number of temporary traffic calming devices. Pennoni, one of the City's On-Call Transportation Engineering and Design contractors studied the area to determine more permanent traffic calming measures that could be implemented. The City hosted a number of community outreach and engagement opportunities with Ward 5 Councilmembers and residents, and presented a final version of the plan to Council in early 2023. The City has a contracted with NZI to proceed. This authorization will allow the project to begin construction.

Next Steps:

Issue purchase order and schedule construction. Conduct outreach to residents to let them know that we will proceed with work.

Fiscal Impact:

NTE \$1,650,000. This includes contingency funding for unanticipated costs.

City Administrator Comments:

This effort is part of a series of safety and roadway upgrades on Hyattsville streets. City efforts include the installation of crosswalks, ADA considerations, sidewalk improvements, traffic calming and street art. Upgrades will improve vehicular and pedestrian safety.

Community Engagement:

Additional opportunities for community engagement will occur for the street art portion of the project.

Strategic Goals:

Goal 3 - Promote a Safe and Vibrant Community

Legal Review Required?

N/A

NZI CONSTRUCTION CORP.

11601 Spruce Avenue
 Beltsville, MD 20705
 (301) 937-8990
 (301) 937-2514 Fax

PROPOSAL

DATE	OUR JOB No.
11/22/2023	23-11
SHIP TO:	
36th Ave, 36th Pl, 37th Ave, Farragut Ave, Gallatin St Alley 22, Gaines Alley	

To: City of Hyattsville
 4310 Gallatin St,
 Hyattsville, MD 20781

We hereby propose to furnish, in accordance with specifications below or on, attached pages, all labor and material necessary to complete the following:

Qty	Description	Unit	Total
<u>36th Ave, 36th Pl, 37th Ave, Farragut Ave</u>			
6,194.0 <i>lf</i>	Remove and Replace Curb and Gutter	\$ 32.55	\$ 201,614.70
1,232.0 <i>sy</i>	Remove and Replace Driveway Aprons	\$ 74.87	\$ 92,239.84
22,783.2 <i>sf</i>	Sidewalk	\$ 7.05	\$ 160,621.56
350.0 <i>sf</i>	Remove and Replace Handicap Ramps	\$ 15.19	\$ 5,316.50
9,203.7 <i>sy</i>	Surface Milling	\$ 5.43	\$ 49,975.93
460.2 <i>sy</i>	Base Repair	\$ 65.10	\$ 29,959.02
1.0 <i>ls</i>	Liquid Asphalt Adjustment. (Based on Nov 2023 Install)	\$ 1,333.66	\$ 1,333.66
1,181.14 <i>tns</i>	2" Surface Overlay 9.5mm	\$ 86.80	\$ 102,522.71
1.0 <i>ls</i>	Liquid Asphalt Adjustment. (Based on Nov 2023 Install)	\$ 9,779.82	\$ 9,779.82
10.0 <i>ea</i>	Adjust Water Valve	\$ 100.00	\$ 1,000.00
7.0 <i>ea</i>	Adjust Sewer Manhole	\$ 200.00	\$ 1,400.00
145.0 <i>ls</i>	Inlet Throat	\$ 54.25	\$ 7,866.25
252.5 <i>sf</i>	Inlet Tops	\$ 43.40	\$ 10,958.50
60.0 <i>lf</i>	24" Wide Thermoplastic Stop Bars	\$ 16.28	\$ 976.80
242.0 <i>lf</i>	24" Wide Thermoplastic Crosswalk	\$ 16.28	\$ 3,939.76
Subtotal 36th Ave, 36th Pl, 37th Ave, Farragut Ave			\$ 679,505.05
<u>Gallatin Street (35th Place to 37th Place)</u>			
2,373.0 <i>lf</i>	Remove and Replace Curb and Gutter	\$ 32.55	\$ 77,241.15
308.0 <i>sy</i>	Remove and Replace Driveway Aprons	\$ 74.87	\$ 23,059.96
9,080.4 <i>sf</i>	Sidewalk	\$ 7.05	\$ 64,016.82
1,758.8 <i>sf</i>	Remove and Replace Handicap Ramps	\$ 15.19	\$ 26,715.41
4,246.9 <i>sy</i>	Surface Milling	\$ 5.43	\$ 23,060.74
414.3 <i>sy</i>	Base Repair	\$ 65.10	\$ 26,970.93
1.0 <i>ls</i>	Liquid Asphalt Adjustment. (If installed Nov 2023	\$ 1,200.64	\$ 1,200.64
(Gallatin Street continued next page)			

Qty	Description	Unit	Total
550.00 <i>ms</i>	2" Surface Overlay 9.5mm	\$ 86.80	\$ 47,740.00
1.0 <i>ls</i>	Liquid Asphalt Adjustment. (If installed Nov 2023)	\$ 4,504.96	\$ 4,504.96
4.0 <i>ea</i>	Adjust Water Valve	\$ 100.00	\$ 400.00
2.0 <i>ea</i>	Adjust Sewer Manhole	\$ 200.00	\$ 400.00
45.0 <i>ls</i>	Inlet Throat	\$ 54.25	\$ 2,441.25
90.0 <i>sf</i>	Inlet Tops	\$ 43.40	\$ 3,906.00
1.0 <i>ea</i>	Speed Humps	\$ 4,068.75	\$ 4,068.75
90.0 <i>lf</i>	5" Yellow Thermo-plastic Pavement Marking	\$ 0.87	\$ 78.30
2,250.0 <i>lf</i>	5" White Thermo-plastic Pavement Marking	\$ 0.87	\$ 1,957.50
110.0 <i>lf</i>	24" Wide Thermoplastic Stop Bars	\$ 16.28	\$ 1,790.80
440.0 <i>lf</i>	24" Wide Thermoplastic Crosswalk	\$ 16.28	\$ 7,163.20
249.0 <i>lf</i>	12" Wide Thermoplastic Crosswalk	\$ 8.14	\$ 2,026.86
8.00 <i>ea</i>	Thermoplastic Pavement Marking Arrows	\$ 300.00	\$ 2,400.00
110.00 <i>cy</i>	Roadway Excavation	\$ 100.00	\$ 11,000.00
95.00 <i>cy</i>	Select Fill	\$ 75.00	\$ 7,125.00
330.00 <i>sy</i>	Topsoil Seed and Mulch	\$ 15.00	\$ 4,950.00
- <i>lf</i>	Furnish and Install 12inch Trench Drains	\$ 350.00	\$ -
8.00 <i>sf</i>	Furnish and Install Sheet Aluminum Signs	\$ 35.00	\$ 280.00
2.00 <i>ea</i>	Galvanized Steel Sign Base and Post	\$ 225.00	\$ 450.00
1.00 <i>ea</i>	Furnish and Install "Stop for Pedestrians Sign"	\$ 150.00	\$ 150.00
	Subtotal Gallatin St		\$ 345,098.27
	<u>Alleyway 22 (From 37th Pl to 38th Ave)</u>		
3.00 <i>dys</i>	Maintenance of Traffic (Flagging while on 38th Ave)	\$ 750.00	\$ 2,250.00
530.0 <i>lf</i>	Remove and Replace Curb and Gutter	\$ 32.55	\$ 17,251.50
0.0 <i>sy</i>	Remove and Replace Driveway Aprons	\$ 74.87	\$ -
2,055.0 <i>sf</i>	Sidewalk	\$ 7.05	\$ 14,487.75
640.0 <i>sf</i>	Remove and Replace Handicap Ramps	\$ 15.19	\$ 9,721.60
1,020.0 <i>sy</i>	Surface Milling	\$ 5.43	\$ 5,538.60
59.2 <i>sy</i>	Base Repair	\$ 65.10	\$ 3,853.92
1.0 <i>ls</i>	Liquid Asphalt Adjustment. (If installed Nov 2023)	\$ 171.56	\$ 171.56
130.00 <i>ms</i>	2" Surface Overlay 9.5mm	\$ 86.80	\$ 11,284.00
1.0 <i>ls</i>	Liquid Asphalt Adjustment. (If installed Nov 2023)	\$ 1,076.40	\$ 1,076.40
4.0 <i>ea</i>	Adjust Water Valve	\$ 100.00	\$ 400.00
2.0 <i>ea</i>	Adjust Sewer Manhole	\$ 200.00	\$ 400.00
24.5 <i>lf</i>	24" Wide Thermoplastic Stop Bars	\$ 16.28	\$ 398.86
290.0 <i>lf</i>	24" Wide Thermoplastic Crosswalk	\$ 16.28	\$ 4,721.20
2.00 <i>ea</i>	Thermoplastic Pavement Marking Arrows	\$ 300.00	\$ 600.00
115.00 <i>cy</i>	Roadway Excavation	\$ 100.00	\$ 11,500.00

(Alley 22 continued next page)

Qty	Description	Unit	Total
115.00 <i>cy</i>	Select Fill	\$ 75.00	\$8,625.00
45.00 <i>sy</i>	Topsoil Seed and Mulch	\$ 15.00	\$675.00
75.00 <i>sf</i>	Furnish and Install Sheet Aluminum Signs	\$ 35.00	\$2,625.00
10.00 <i>ea</i>	Galvanized Steel Sign Base and Post	\$ 225.00	\$2,250.00
1.00 <i>ea</i>	Furnish and Install "Stop for Pedestrians Sign"	\$ 150.00	\$150.00
Subtotal Alley 22			\$97,980.39
<u>Gaines Alley (37th Pl to 38th Ave)</u>			
325.00 <i>cy</i>	Roadway Excavation	\$ 100.00	\$ 32,500.00
375.00 <i>lf</i>	15" HDPE Storm Drain Pipe	\$ 55.00	\$ 20,625.00
4.00 <i>ea</i>	Furnish and Install A-5 Inlet	\$ 5,000.00	\$ 20,000.00
2.00 <i>ea</i>	Furnish and Install COS Opening Through	\$ 3,500.00	\$ 7,000.00
98.00 <i>tns</i>	Furnish and Install Rip Rap Class I Stone	\$ 100.00	\$ 9,800.00
260.00 <i>cy</i>	Bioretention Excavation	\$ 75.00	\$ 19,500.00
624.00 <i>sf</i>	Furnish and install filter fabric	\$ 0.60	\$ 374.40
50.00 <i>lf</i>	6" Underdrain Pipe	\$ 32.55	\$ 1,627.50
1 <i>ea</i>	6" PVC Cleanout	\$ 298.38	\$ 298.38
90.00 <i>tns</i>	12" 57 Stone course	\$ 55.00	\$ 4,950.00
35.00 <i>tns</i>	4" No 7 Stone course	\$ 55.00	\$ 1,925.00
35.00 <i>tns</i>	4" Sand course	\$ 109.00	\$ 3,815.00
195.00 <i>cy</i>	24" Bio Retention Filter Course	\$ 109.00	\$ 21,255.00
160.00 <i>sy</i>	3" Brown Shredded Mulch Course	\$ 12.00	\$ 1,920.00
955.00 <i>lf</i>	Remove and Replace Curb and Gutter	\$ 32.55	\$ 31,085.25
240.00 <i>sy</i>	Remove and Replace Driveway Aprons	\$ 74.87	\$ 17,968.80
2,432.00 <i>sf</i>	Sidewalk	\$ 7.05	\$ 17,145.60
605.00 <i>sf</i>	Remove and Replace Handicap Ramps	\$ 15.19	\$ 9,189.95
240.00 <i>cy</i>	Select Fill	\$ 75.00	\$ 18,000.00
200.00 <i>sy</i>	Topsoil Seed and Mulch	\$ 15.00	\$ 3,000.00
700.0 <i>sy</i>	Surface Milling	\$ 5.43	\$ 3,801.00
70.0 <i>sy</i>	Base Repair	\$ 65.10	\$ 4,557.00
1.0 <i>ls</i>	Liquid Asphalt Adjustment. (If installed Nov 2023	\$ 202.86	\$ 202.86
120.00 <i>tns</i>	2" Surface Overlay 9.5mm	\$ 86.80	\$ 10,416.00
1.0 <i>ls</i>	Liquid Asphalt Adjustment. (If installed Nov 2023)	\$ 993.60	\$ 993.60
2.0 <i>ea</i>	Adjust Water Valve	\$ 100.00	\$ 200.00
2.0 <i>ea</i>	Adjust Sewer Manhole	\$ 200.00	\$ 400.00
50.0 <i>ls</i>	Inlet Throat	\$ 54.25	\$ 2,712.50
35.0 <i>sf</i>	Inlet Tops	\$ 43.40	\$ 1,519.00
2.0 <i>ea</i>	Speed Humps	\$ 4,068.75	\$ 8,137.50
56.0 <i>lf</i>	5" Yellow Thermo-plastic Pavement Marking	\$ 0.87	\$ 48.72
75.0 <i>lf</i>	5" White Thermo-plastic Pavement Marking	\$ 0.87	\$ 65.25

(continued next page)

Qty	Description	Unit	Total
12.0 lf	24" Wide Thermoplastic Stop Bars	\$ 16.28	\$ 195.36
242.0 lf	24" Wide Thermoplastic Crosswalk	\$ 16.28	\$ 3,939.76
11.00 ea	Thermoplastic Pavement Marking Arrows	\$ 300.00	\$ 3,300.00
45.00 sf	Furnish and Install Sheet Aluminum Signs	\$ 35.00	\$ 1,575.00
5.00 ea	Galvanized Steel Sign Base and Post	\$ 225.00	\$ 1,125.00
1.00 ea	Furnish and Install "Stop for Pedestrians Sign"	\$ 150.00	\$ 150.00
Subtotal Gaines Alley			\$ 285,318.43
<u>Other Contingencies and Allowances</u>			
1.00 ls	Allowance for Street Art by Others	\$ 50,000.00	\$50,000.00
Total Proposed Amount			\$ 1,457,902.14

Payment to be made as follows:

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above or attached specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Signature: _____

Jack Nazario

 Jack Nazario
 NZI Construction Corp.

Acceptance of Proposal

The above or attached prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

Signature: _____

Signature: _____

Date of Acceptance: _____



City of Hyattsville

Hyattsville Municipal Bldg
4310 Gallatin Street, 3rd Flr
Hyattsville, MD 20781
(301) 985-5000
www.hyattsville.org

Agenda Item Report

File #: HCC-169-FY24

12/18/2023

10.b.

Submitted by: Holly Simmons

Submitting Department: Community & Economic Development

Agenda Section: Action

Item Title:

Ager Road Townhomes, 5715 Ager Road - Preliminary Plan of Subdivision 2023-030

Suggested Action:

I move the City Council authorize the Mayor to send to the Maryland-National Capital Park & Planning Commission a letter in support of the Preliminary Plan of Subdivision (PPS 2023-030) Ager Road Townhomes, at 5715 Ager Road, Hyattsville, subject to the following conditions:

1. When addressing Landscape Manual and Tree Canopy Coverage requirements at time of permit, the applicant shall propose use of native plant materials.
2. At time of permit, the applicant shall include in the design driveways that will facilitate and allow for standard passenger vehicles to easily exit garages and utilize private alley.
3. At time of permit, pedestrian-scale lighting shall be shown on plans along the walkways leading to the dwellings' front entries; and mounted to the building facades at front and rear entries.
4. City of Hyattsville trash and compost services at the Ager Road frontage shall be utilized, and this shall be reflected in the initial structure of the HOA as applicable.
5. At time of permit, the applicant shall consider designing the dwellings with front porches and trash/compost enclosures to facilitate easy access to Ager Road street front.
6. Prior to approval of the Preliminary Plan of Subdivision, the locations of the mitigated and unmitigated 65 and 55 dBA Ldn lines be shown on the PPS.
7. Prior to approval of building permits for a residential building located within the unmitigated 65 dBA Ldn noise contour and/or 55 dBA Ldn noise contour of Ager Road during the hours described by Section 27-6810(d), a certification by a professional engineer with competency in acoustical analysis be placed on the building permits outdoor activity areas will be mitigated to 65 dBA during the hours of 7:00 a.m. and 10:00 p.m., and 55 dBA during the hours of 10:00 p.m. to 7:00 a.m., and that the building shells of structures have been designed to reduce interior noise levels to 45 dBA or less.
8. Development of the site shall be in conformance with an approved Stormwater Management Concept Plan (46389-2022) or any subsequent revisions.

The City supports the applicant's request for the following relief:

1. The applicant's request for a waiver from County Code Sections 27-6207(b)(1) and 27-6208(b)(1), pedestrian and bicycle cross-access between the subject property and the multifamily property to the north.
2. The applicant's request for a variation to allow lot depths of 125 feet.

The City advises that the applicant will be required to apply for a City of Hyattsville fence permit prior to fence installation. Fence application(s) will be subject to review for conformance with City requirements as outlined in City Code Article II § 68-7, Fences and walls.

Summary Background:

The subject property is a 0.392-acre (17,077sf) parcel located approximately 200 feet south of the intersection of 29th Avenue and Ager Road at 5713/5715 Ager Road, Hyattsville (Figure 1). The site is zoned RSF-A (Residential, Single Family Attached) and is located in the 2006 *Approved Transit District Development Plan for the West Hyattsville Transit District Overlay Zone*. The site is currently undeveloped and occupied primarily by a mowed lawn. The site is within a half mile of the West Hyattsville Metro station and is located across the street from the Kirkwood apartments. The development is being reviewed under the new zoning ordinance, which took effect on April 1, 2022.

The proposal contemplates the subdivision of two adjacent parcels to accommodate five (5) single-family attached dwelling lots along with two parcels (Parcel A and Parcel B) to be conveyed to a future homeowner's association. Townhomes are permitted by right in the RSF-A zone, with a maximum density of 16.33 dwelling units per acre of net lot area. The proposed subdivision will have a density of 12.76 dwelling units per acre.

Lots 1 through 5 are proposed to be 20' x 73'. Parcel A would contain open space area and landscape buffers. Parcel B is proposed to contain an 18-foot-wide private road/alley that would run behind the dwellings and serve as the only direct vehicular access to Ager Road (Figure 2). Dwellings will front on Ager Road, a County right of way, and no driveway access is proposed from the fronting street. The applicant has indicated that access may also be gained by foot from walkways leading to the front doors of the homes.

The applicant is requesting two forms of relief: a waiver from pedestrian and bicycle cross-access requirements and a variation from required lot depth of 150 feet, both of which are described further in the staff memo in Council's agenda packet.

Next Steps:

No additional action is required.

Fiscal Impact:

N/A

City Administrator Comments:

Click or tap here to enter text.

Community Engagement:

On December 7, 2023, the applicant presented to the Hyattsville Planning Committee. The Committee was generally supportive of the application and voted in favor of the application.

The application is a minor subdivision and will not have a Planning Board hearing. The final decision will be made by the Planning Director on or before January 23, 2024.

Strategic Goals:

Choose an item.

Legal Review Required?

N/A



Memo

To: Mayor and City Council
From: Holly Simmons, Acting Director, Community & Economic Development
Date: November 9, 2023
Re: Ager Road Townhomes (Hok Subdivision) – Preliminary Plan of Subdivision 2022-030
Attachments: Preliminary Plan of Subdivision 2022-030
Statement of Justification
Open Space Exhibit

The purpose of this memorandum is to provide the City Council with a summary of the preliminary plan of subdivision (PPS) application for the Ager Road Townhomes.

Project Summary

- The subject application proposes to subdivide 0.392 acres into 5 lots to accommodate five (5) single-family attached residential units (townhouses).
- The application is a minor subdivision and will not have a Planning Board hearing. The final decision will be made by the Planning Director on or before January 23, 2024.
- In accordance with Section 27-3605(a)(1) of the Zoning Ordinance, the development will not require a Detailed Site Plan (DSP), as less than 10 townhouses are proposed.

Project Description

The subject property is a 0.392-acre (17,077sf) parcel located approximately 200 feet south of the intersection of 29th Avenue and Ager Road at 5713/5715 Ager Road, Hyattsville (Figure 1). The site is zoned RSF-A (Residential, Single Family Attached) and is located in the 2006 *Approved Transit District Development Plan for the West Hyattsville Transit District Overlay Zone*. The site is currently undeveloped and occupied primarily by a mowed lawn. The site is within a half mile of the West Hyattsville Metro station and is located across the street from the Kirkwood apartments. The development is being reviewed under the new zoning ordinance, which took effect on April 1, 2022.

The proposal contemplates the subdivision of two adjacent parcels to accommodate five (5) single-family attached dwelling lots along with two parcels (Parcel A and Parcel B) to be conveyed to a future homeowner's association. Townhomes are permitted by right in the RSF-A zone, with a maximum density of 16.33 dwelling units per acre of net lot area. The proposed subdivision will have a density of 12.76 dwelling units per acre.

Lots 1 through 5 are proposed to be 20' x 73'. Parcel A would contain open space area and landscape buffers. Parcel B is proposed to contain an 18-foot-wide private road/alley that would run behind the dwellings and serve as the only direct vehicular access to Ager Road (Figure 2). Dwellings will front on Ager Road, a County right of way, and no driveway access is proposed from the fronting street. The applicant has indicated that access may also be gained by foot from walkways leading to the front doors of the homes.

The applicant is requesting two forms of relief: a waiver from pedestrian and bicycle cross-access requirements and a variation from required lot depth of 150 feet, both of which are described in more detail below.



Figure 1. Subject property

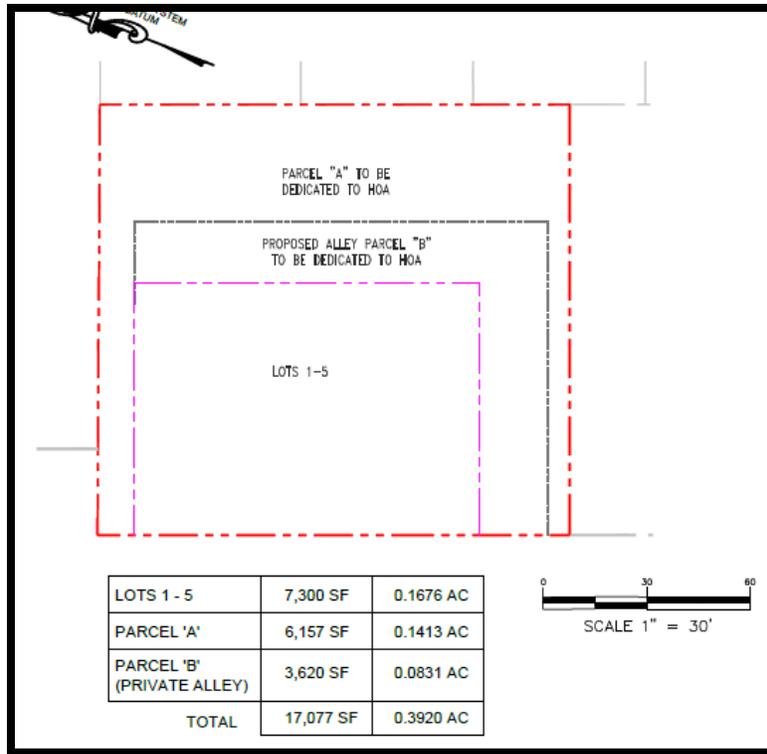


Figure 2. Lots & parcels

Environmental

Natural Resources Inventory Plan (NRI-212-2022)

NRI-212-2022 was approved for the site on January 18, 2023. The approved NRI-212-2022 indicates there are no streams, wetlands, woodlands, or floodplain onsite. The NRI notes that the site is entirely covered with a mowed lawn with no trees.

The site is not constrained by sensitive environmental features, is undeveloped, and currently contains no vegetation except mowed lawn.

Stormwater Concept Plan

In accordance with Section 24-4303(b) of the County Subdivision Regulations, a preliminary plan of subdivision shall not be approved a stormwater management concept has been approved by DPIE. SDCP 46389-2022 was approved on August 22, 2023. The SDCP calculates that the existing impervious area is 0.00 acres, and the proposed impervious area is 0.19. The proposal will treat for stormwater quality through a combination of drywells (5), non-rooftop disconnect, and jellyfish filter. The 100-year onsite detention will be addressed with an underground stormwater detention system. All stormwater practices will be located to the rear of the dwellings in areas proposed to be held in common by a homeowner's association.

City Staff recommends that development of the site be in conformance with an approved Stormwater Management Concept Plan (46389-2022) or any subsequent revisions.

Woodland and Wildlife Conservation Ordinance

A Standard Letter of Exemption from the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance was approved on February 8, 2023. S-020-2023 was issued because the property has no previous Tree Conservation Plan (TCP) approvals and is less than 40,000 square feet in size.

Landscape Manual and Tree Canopy Coverage (TCC)

The development is subject to the *Prince George's County Landscape Manual*. Landscape buffers and setbacks are not formally evaluated until the time of permitting; however, it is acceptable to show them on the PPS for the purpose of demonstrating that the lotting pattern is achievable. The applicant intends to meet landscape bufferyard requirements by providing a 10' wide landscape strip to the east of the property; and providing a 6' wide landscape buffer and opaque fencing along the north and south sides of the property. Landscaping requirements will be reviewed at the time of permit.

The Prince George's County Tree Canopy Coverage Ordinance (Subtitle 25, Division 3) requires a minimum percentage of the site to be covered by tree canopy for any development project that proposes more than 5,000 square feet of gross floor area or disturbance and requires a grading permit. Properties that are zoned RSF-A are required to provide a minimum of 15% of the gross tract area in tree canopy coverage, which would be 0.0588 acres for this site. Tree Canopy Coverage Ordinance requirements will be reviewed at the time of permit.

City Staff recommends the applicant use native plants materials in addressing Landscape Manual and Tree Canopy Coverage requirements.

City Staff advises that the applicant will be required to apply for a City of Hyattsville fence permit prior to fence installation. The application will be subject to review for conformance with City requirements as outlined in City Code Article II § 68-7, Fences and walls.

Open Space

The development is subject to the open space set-aside requirements of Section 27-6400. Townhouse developments zoned RSF-A are required to have a minimum 20% of the development site area set as open space. The development is providing 4,637sf (27% of the development site area) as open space. The open space is situated to the rear of the site as required by County Code 27-61203(g)(5)(A). The applicant is considering two alternate proposals including lawn, flowering trees and shrubs, pergola(s), and benches. An Open Space Exhibit is included in Council's packet.

Noise

The subject property is located adjacent to Ager Road, a master planned arterial roadway that is regulated for noise. In accordance with Section 27-6810(d) of the County Zoning Ordinance, residential lots and uses that are adjacent to existing or planned streets classified as arterial or higher shall demonstrate that outdoor activity areas are mitigated to 65 dBA during the hours of 7:00 a.m. and 10:00 p.m., and 55 dBA during the hours of 10:00 p.m. to 7:00 a.m., and that interior noise levels are mitigated to 45 dBA or less.

At time of City staff review, a noise study had been submitted; however, the noise study only shows the position of the unmitigated 65 dBA contour based on a 24-hour (dBA Ldn) noise measurement. The 55dBA contour was missing entirely.

Staff recommends that, prior to PPS approval, the locations of the mitigated and unmitigated 65 and 55 dBA Ldn lines be shown on the PPS.

Staff recommends that, prior to approval of building permits for a residential building located within the unmitigated 65 dBA Ldn noise contour and/or 55 dBA Ldn noise contour of Ager Road during the hours described by Section 27-6810(d), a certification by a professional engineer with competency in acoustical analysis be placed on the building permits outdoor activity areas will be mitigated to 65 dBA during the hours of 7:00 a.m. and 10:00 p.m., and 55 dBA during the hours of 10:00 p.m. to 7:00 a.m., and that the building shells of structures have been designed to reduce interior noise levels to 45 dBA or less.

Lighting

Exterior lighting is addressed in Section 27-6700 of the County Zoning Ordinance and will be reviewed at time of building permit.

City staff appreciates requirements of 27-6705(a-c) (Private street lighting), which require that private street lights shall be full-cut offs and shall not exceed 3000K.

City staff recommends that, at time of building permit, pedestrian-scale lighting be shown on plans along the walkways leading to the dwellings' front entries; and mounted to the building facades at front and rear entries.

Adequate Public Facilities (APF)

A review for adequacy of public facilities (APF) is being conducted under the new subdivision ordinance as required by Section 24-4500 of the Prince George's County Subdivision Regulations. Section 24-4503(a)(2) reads, "Preliminary plans of subdivision (minor or major) proposed after April 1, 2022, shall receive approval of a certificate of adequacy or conditional certificate of adequacy for each public facility subject to this Section." For a Preliminary Plan of Subdivision to be approved, a Certificate of Adequacy must be approved or conditionally approved (Sec. 24-4502(b)(2)).

Approval of a Certificate of Adequacy (COA) will be required prior to approval of this PPS. The assigned COA number for this PPS is ADQ-2022-062.

Vehicular Transportation

Traffic Study

Per the County's Transportation Review Guidelines, a Traffic Impact Study (TIS) is required if a proposed subdivision will generate 50 or more new trips during any peak hour. A TIS aims to assess the effects that a particular development will have on the surrounding transportation network beyond the boundaries of the subject development.

It is estimated the proposed development will generate 5 AM and 5 PM trips. As such, no traffic study is required.

Private Alley

The development proposes a private alley to provide vehicular access to the five dwellings. In accordance with County Code Section 24-4204(b)(1)(C), the private alley is permitted in this zone and is required to be conveyed to a property owners' or homeowners' association. An HOA is required to own and maintain site elements shared in common; however, the City will provide trash and compost services at the Ager Road street frontage.

City staff recommends that City trash and compost services be utilized, and that this be reflected in the initial structure of the HOA as applicable. City staff also recommends the applicant consider designing the dwellings with front porches with trash and compost enclosures in the design of the dwellings to facilitate easy access to Ager Road street front.

City staff recommends that, at time of permit, the applicant include in the design driveways that will facilitate and allow for standard passenger vehicles to easily exit garages and utilize private alley.

Mandatory Parkland Dedication

Section 24-4600 of the County Subdivision Regulations addresses the mandatory dedication of parkland requirement for residential development. This requirement may be met through land dedication, or through provision of recreational facilities or payment of a fee-in-lieu in certain circumstances. The applicant has proposed to meet the requirement through payment of a fee-in-lieu.

Based on the proposed density of development, five (5) percent of the net residential lot area should be required to be dedicated to M-NCPPC for public parks, which equates to 0.02 acres for public parklands. The subject property is not adjacent or contiguous to any property currently owned by M-NCPPC. County staff finds the 0.02 acres of dedicated land would not be sufficient to provide for the types of active recreational activities that are needed.

City staff supports the proposal to meet mandatory parkland dedication requirements through payment of a fee-in-lieu because the land available for dedication is not sufficient to meet the recreational needs of the projected population.

Requests for Relief

The applicant is requesting relief from the requirements of County Code Sections 27-6207(b)(1) and 27-6208(b)(1), which require that pedestrian and bicyclist cross-access be provided between the development's buildings and parking areas and those on adjoining lots containing a multifamily development.

Staff finds that, as any cross-access would lead from the rear of the proposed development to the rear of the multifamily development to the north, this waiver appears supportable due to safety factors. Pedestrian and bicycle access is provided at the property frontage.

County Code Section 24-4102(c)(1) requires that any lot adjacent to an arterial street be platted with a minimum depth of 150 feet. The overall property is only 125 feet deep; therefore, it is not possible for a new subdivision of this property to meet this requirement. A variation is nevertheless required to allow platting of the lots.

Staff finds the variation to lot depth requirements is supportable. Granting of the variation is necessary to the subdivision.

Planning Committee Review

The applicant's engineer met with the Planning Committee on December 7, 2023, to present and discuss the preliminary plan application. At the conclusion, the committee adopted the following comments:

- *The Committee recommends that the City work with County DPW&T to ensure increased pedestrian safety across Ager Road for those going to Metro and consider a traffic light at Lancer Drive.*
- *The Committee recommends the City ensure the developer applies for a City fence permit at the appropriate time.*
- *The Committee recommends the proposed alley be built to a public standard.*

Recommendation

City staff recommends supporting Preliminary Plan of Subdivision 2022-030 (Ager Road Townhomes, 5713/5715 Ager Road) subject to the following:

1. When addressing Landscape Manual and Tree Canopy Coverage requirements at time of permit, the applicant shall propose use of native plant materials.
2. At time of permit, the applicant shall include in the design driveways that will facilitate and allow for standard passenger vehicles to easily exit garages and utilize private alley.
3. At time of permit, pedestrian-scale lighting shall be shown on plans along the walkways leading to the dwellings' front entries; and mounted to the building facades at front and rear entries.
4. City of Hyattsville trash and compost services at the Ager Road frontage shall be utilized, and this shall be reflected in the initial structure of the HOA as applicable.
5. At time of permit, the applicant shall consider designing the dwellings with front porches and trash/compost enclosures to facilitate easy access to Ager Road street front.
6. Prior to approval of the Preliminary Plan of Subdivision, the locations of the mitigated and unmitigated 65 and 55 dBA Ldn lines be shown on the PPS.
7. Prior to approval of building permits for a residential building located within the unmitigated 65 dBA Ldn noise contour and/or 55 dBA Ldn noise contour of Ager Road during the hours described by Section 27-6810(d), a certification by a professional engineer with competency in acoustical analysis be placed on the building permits outdoor activity areas will be mitigated to 65 dBA during the hours of 7:00 a.m. and 10:00 p.m., and 55 dBA during the hours of 10:00 p.m. to 7:00 a.m., and that the building shells of structures have been designed to reduce interior noise levels to 45 dBA or less.
8. Development of the site shall be in conformance with an approved Stormwater Management Concept Plan (46389-2022) or any subsequent revisions.

City staff recommends supporting the applicant's request for the following relief:

1. The applicant's request for a waiver from County Code Sections 27-6207(b)(1) and 27-6208(b)(1), pedestrian and bicycle cross-access between the subject property and the multifamily property to the north.
2. The applicant's request for a variation to allow lot depths of 125 feet.

Finally, City staff advises that the applicant will be required to apply for a City of Hyattsville fence permit prior to fence installation. Fence application(s) will be subject to review for conformance with City requirements as outlined in City Code Article II § 68-7, Fences and walls.

PRELIMINARY PLAN #2022-030

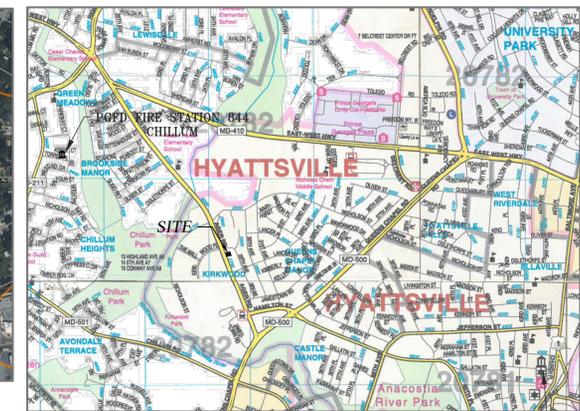
FOR HOK SUBDIVISION

LOCATION OF SITE

5713-5715 AGER ROAD
HYATTSVILLE, PRINCE GEORGES COUNTY, MD
TAX MAP 41, GRID E3-E4
16TH ELECTION DISTRICT



SOIL MAP
SCALE: 1" = 500'

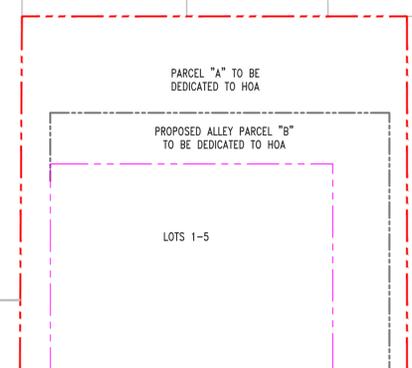
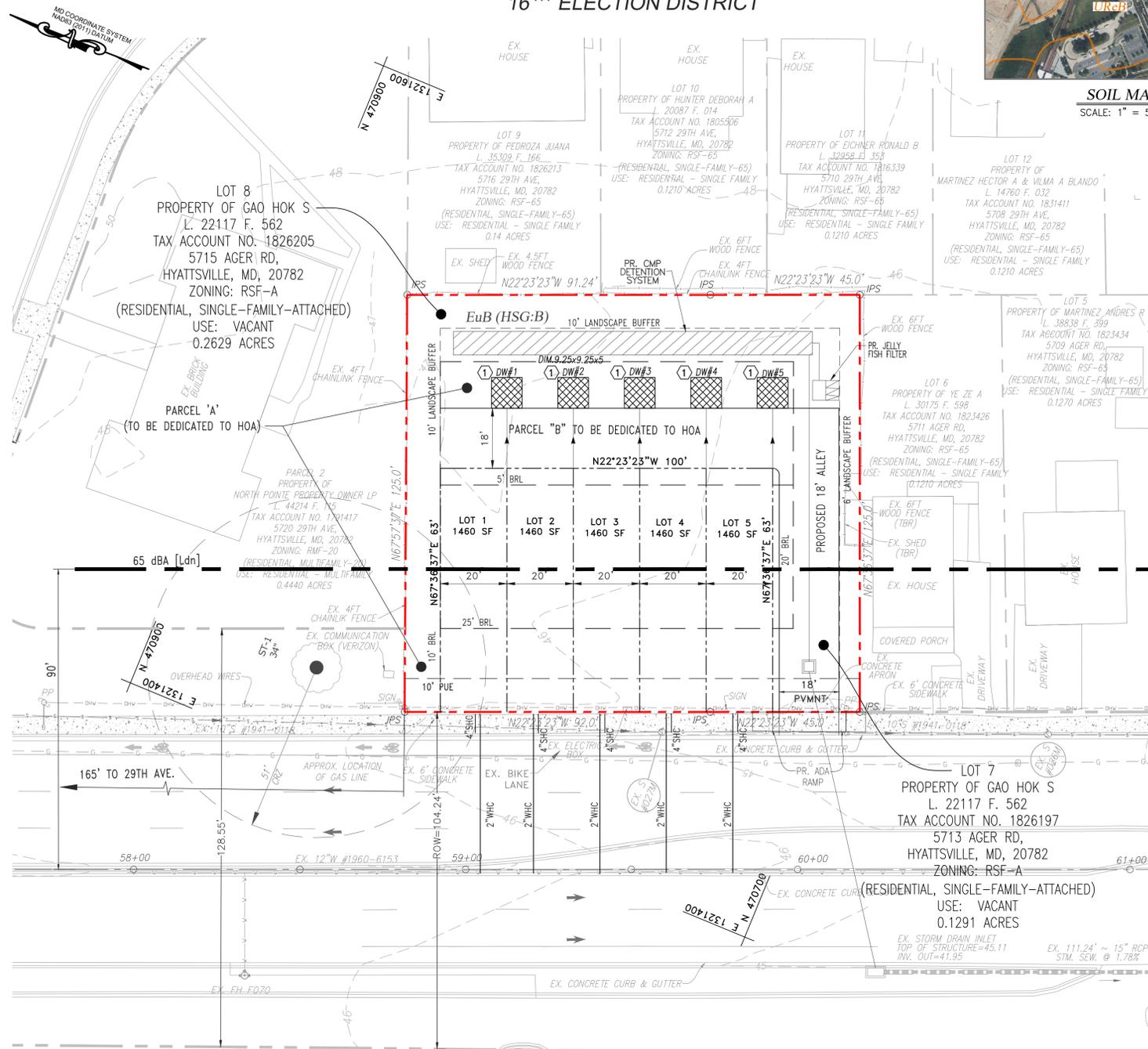


VICINITY MAP
POLICE DEPARTMENT

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6
ADC MAP #5409 GRID E-8
SCALE: 1" = 2000'

GENERAL NOTES:

- OWNER / DEED REFERENCE
GAO, HOK S
LIBER 22117, FOLIO 562, LOTS 7-8, BLOCK B
PLAT: SDH3, P.54
- TAX MAP 41, GRID E3-E4
- WSSC 200 SHEET NO. 207NEQ2
- PURPOSE: TO SUBDIVIDE THE PROPERTY INTO FIVE (5) SINGLE-FAMILY ATTACHED DWELLINGS
- PRIOR APPROVALS: N/A
- GROSS SITE AREA: 0.392 AC. / TOTAL NET AREA: 0.392 AC.
ZONE: RSF-A (RESIDENTIAL, SINGLE-FAMILY - ATTACHED)
- NET DEVELOPABLE AREA OUTSIDE PMA: 0.3920 ACRES
- 0.00 ACRES OF ENVIRONMENTAL REGULATED FEATURES
- 0.00 ACRES OF 100 YEAR FLOOD PLAIN, THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND," COMMUNITY-PANEL NUMBER 2403C00160E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.
- TOTAL AREA CALCULATION IN SQUARE FEET (UNDER AN ACRE) OR ACRES:
17,077 SF / 0.3920 AC.
- ACREAGE OF ROAD DEDICATION: 0.00 AC
- EXISTING ZONING/ USE: RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)/ VACANT
- PROPOSED USE OF PROPERTY: SINGLE-FAMILY ATTACHED DWELLINGS
- BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE (RESIDENTIAL ONLY):
FIVE (5) SINGLE-FAMILY ATTACHED DWELLINGS
- DENSITY CALCULATION (RESIDENTIAL ONLY):
5 UNITS/0.392 ACRES = 12.76 DWELLING UNITS PER ACRE
- MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): NO REQUIREMENT
- MINIMUM LOT WIDTH: 20 FEET
MINIMUM LOT WIDTH AT THE FRONT STREET LINE: 16 FEET
- SUSTAINABLE GROWTH TIER: YES (TIER 1)
- MILITARY INSTALLATION OVERLAY ZONE: NO
- EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): N/A
- STORMWATER MANAGEMENT CONCEPT NUMBER: 46389-2022-0,
APPROVED AUGUST 22, 2023
- WATER/SEWER CATEGORY DESIGNATION
EXISTING
WATER - W3, SEWER - S3
PROPOSED
WATER - W3, SEWER - S3
- METHOD OF SEWAGE DISPOSAL: PUBLIC SEWER
- AVIATION POLICY AREA: N/A
- MANDATORY PARK DEDICATION REQUIREMENT: REQUIREMENT IS BEING ADDRESSED BY PROVIDING A PAYMENT OF A FEE-IN-LIEU FOR SERVICE AREA 2 BECAUSE THE LAND AVAILABLE FOR DEDICATION IS NOT SUFFICIENT TO MEET THE RECREATIONAL NEEDS OF THE PROJECT POPULATION
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- TYPE ONE CONSERVATION PLAN: NO
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: NO
- STREAMS: NO
- SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION (IF NO NRI):
EuB - ELSINBORO-URBAN LAND COMPLEX - HSG:B - WEB SOIL SURVEY
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO
- THE SUBJECT PROPERTY IS ZONED RSF-A (RESIDENTIAL SINGLE-FAMILY ATTACHED), PER SECTION 27-1904(b) THE APPLICANT IS CHOOSING TO PROCEED UNDER THE CURRENT ZONING ORDINANCE AND SUBDIVISION REGULATIONS.



LOTS 1-5	7,300 SF	0.1676 AC
PARCEL 'A'	6,157 SF	0.1413 AC
PARCEL 'B' (PRIVATE ALLEY)	3,620 SF	0.0831 AC
TOTAL	17,077 SF	0.3920 AC

SCALE 1" = 30'

LEGEND

TITLE	SYMBOL
SOILS LABEL	CsE
PROPERTY BOUNDARY	---
ADJACENT PROPERTY	---
EXISTING CONTOUR	---70---
EX. WATER	---W---
EX. SEWER	---S---
EX. SPECIMEN AND CRZ	(Symbol)
EX. UTILITY POLE	(Symbol)
EX. OVERHEAD WIRES	---OW---
EX. FIBER OPTICS	---F---
EX. CABLE	---C---
PR. WATER HOUSE CONNECTION	WHC
PR. SEWER HOUSE CONNECTION	SHC
65 dBA [Ldn]	---[Symbol]---

SCALE 1" = 20'

OWNER / DEVELOPER

HOK S. GAO
5630 SOUTH 7TH ROAD
ARLINGTON, VA 22204
TEL: (703) 981-4759
CONTACT: HOK S. GAO
EMAIL: HOKTAX@YAHOO.COM

JAN
JUAN E. NARANJO,
MARYLAND LIC. No. 22037
PROFESSIONAL LAND SURVEYOR
EXPIRES 07/18/2024



6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC

REVISIONS	BY



ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 225
GREENBELT, MD, 20770
(240)206-8055



11/29/2023

HOK SUBDIVISION
PRELIMINARY PLAN #2022-030
5713-5715 AGER ROAD
HYATTSVILLE, PRINCE GEORGES COUNTY, MD 20782
TAX MAP 41, GRID E3-E4
16TH ELECTION DISTRICT

DRAWN	LO
CHECKED	AM
DATE	10/26/2023
SCALE	AS SHOWN
DRAWING	

1 OF 1



ELITE ENGINEERING, 6305 Ivy Lane, Suite 225, Greenbelt, MD 20770
Tel. (240) 206-8055

October 4, 2023

Prince George's County
M-NCPPC – Development Review Division
14741 Governor Oden Bowie Dr
Upper Marlboro, MD 20772

Attn: Eddie Diaz-Campbell, Planner II

SUBJECT: **Hok Subdivision
Preliminary Plan 2022-030; ADQ-2022-062
STATEMENT OF JUSTIFICATION**

OVERVIEW

The subject property is approximately 200 feet south from the intersection of 29th Avenue and Ager Road, at 5713/5715 Ager Road, Hyattsville, Maryland. The property is identified as Lots 7 & 8, Tax Map 41, Grid E4. The subject property is 0.392 acres and zoned RSF-A (Residential single family attached). The subject property is surrounded with residential apartment developments on north, east and south with residential single family detached development and Ager Road ROW on the west side. The property is located within the Established Communities per the 2035 General Plan Growth Policy.

The existing land uses on the property consist of undeveloped, primarily a mowed lawn. The site does not contain steep slope, wetland, floodplain, or stream. There is no specimen trees or special tree species on the site. The site is flat 0-3% slope and drains from the north to the south corner toward the Ager Road ROW.

NATURE OF THE REQUEST

The Applicant seeks approval of a Preliminary Plan for approximately five (5) single-family attached dwellings (townhouses).

The single-family attached layout is proposed to minimize the limit of disturbance and impact to the adjacent properties and to maximize the green area. The proposed dwellings front directly on Ager Road. An 18 feet wide private alley is proposed and runs behind the dwellings.

The proposed development will maintain the current drainage pattern. The post-development runoff for the 10-year and the 100-year storm will be stored within the underground pipe system located behind the units.

A new zoning ordinance went into effect on April 1, 2022. The subject property is currently zoned RSF-A (Residential Single Family Attached). Per Section 27-1904(b), the Applicant is choosing to proceed under the current zoning ordinance.

Considering that the development proposes only five (5) lots and has no major impact to surrounding lands and is compatible with the adjacent properties; this subdivision shall be reviewed and approved as a minor subdivision by the Planning Director.

The purposes of the RSF-A Zone:

(A)

To provide for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands;

(B)

To provide development that is respectful of the natural features of the land; and

(C)

To provide development that is compatible with surrounding lands.

Comment: The developer is proposing to subdivide the property into five (5) residential single family attached dwellings. A private 18 feet wide alley will serve the subdivision. Private storm drain, underground stormwater management facilities and utilities were design in accordance with the design standards.

The dwellings are designed to support walkability to the existing sidewalk along Ager Road. Furthermore, provisions have been made to facilitate pedestrian connectivity. A 5-foot concrete sidewalk and bike lane exist along with the right of way of Ager Road will provide a future connection to the adjacent development area. The ADA ramps are proposed at each side of the entrance.

This subdivision will function together and provide an aesthetically pleasing fit into the surrounding neighborhood. However, due to site restrictions, the subdivision does not provide pedestrian and bicycle access, so the waiver request was submitted.

The proposed subdivision has no major impacts and is compatible with surrounding lands. No conflicts with adjacent residential uses are anticipated.

Therefore, this Preliminary Plan promotes the purposes of the RSF-A Zone.

The Preliminary plan should comply with standards of Section 24-4101 through 4106.

Section 24-4101. General

a. Zoning Ordinance Standards

This Preliminary Plan complies with all applicable standards in Subtitle 27: Zoning Ordinance, Part 6: Development Standards, of the County Code.

b. Conform to Comprehensive Master Plan

The Preliminary Plan of subdivision is not in conflict with the newly approved Area Master Plan, Sector Plan, and/or Functional Master Plan.

c. Unsafe Land

Land of the subdivision was not found unsafe for development. There is no potential danger of flooding and based on the geotechnical report there is no unsafe area within the near vicinity of the proposed building.

d. Land in Reservation

Per the applicable Area Master Plan, Sector Plan, Functional Master Plan, or the General Plan, the subject property is not placed in reservation, in accordance with Section 24-3405, Reservations.

Comment: The Preliminary Plan complies with all applicable standards in Subtitle 27, Part 6 of the current Code. There is no conflict with the approved Area Master Plan, Sector Plan, and/or Functional Master Plan. The proposed improvements include an underground pipe system to manage the 100-yr storm; therefore, there is no potential danger of flooding.

24-4102. Lot Standards

a. Conformance with Zoning Ordinance

All lots in a subdivision shall be in conformance with all of the lot standards and requirements of Subtitle 27: Zoning Ordinance, applicable to the land subject to the subdivision. (See PART 27-4: Zones and Zone Regulations, of Subtitle 27: Zoning Ordinance).

b. Minimum Lot Area Standards for Individual Systems

If a proposed subdivision is situated in a portion of the County not planned to be served by public water and/or sewer facilities, lots shall be designed to comply with the minimum lot area standards for individual systems in Subtitle 22: On-Site Sewage Disposal Systems, of the County Code, and the Ten Year Water and Sewerage Plan.

c. Minimum Lot Depth

1. Lots or parcels used for residential purposes adjacent to existing or planned streets classified as arterials shall be platted with a minimum depth of 150 feet.
2. Lots or parcels used for residential purposes adjacent to existing or planned streets classified as expressways or freeways shall be platted with a minimum depth of 300 feet.
3. Adequate protection and screening from traffic nuisances shall be provided in accordance with the requirements of the Landscape Manual.

d. Lot Design Standards

1. Buildings and driveways shall be sited to maintain the existing grade as much as possible.

2. A variety of lot sizes and lot widths are encouraged within groupings of dwellings in order to prevent visual monotony, when appropriate.

e. Condominium Development

Condominium townhouses shall be designed to conform to the lot standards of these Regulations and Subtitle 27: Zoning Ordinance, for possible future conversion to fee simple lots.

f. Outlots and Outparcels

Provision shall be made for the eventual ownership of outlots and outparcels by incorporating them into platted lots or into adjacent parcels, or by other appropriate means.

g. Located Wholly Within County

All lots shall be designed to be located wholly within the County.

Comment: The Preliminary Plan is in conformance with all applicable standards in Section 24-4102 of the current Code and all lot standards and requirements of Subtitle 27-4 Zoning Ordinance. The development will be served by public water and sewer located at the front of the proposed dwellings. The proposed lots meet the lot design standards.

24-4103. Layout Design Guidelines

To the maximum extent practicable, subdivisions shall be designed to:

- (a)** Site internal streets to maintain the existing grade.
- (b)** Ensure the spatial relationships, including between the lots and the street, recreation areas, alleys, and development on abutting lots, create the most beneficial relationship for the residents and occupants of the subdivision and abutting properties.
- (c)** Arrange lotting patterns to avoid the stacking of dwelling units, one behind the other, creating a flag lot relationship.
- (d)** Arrange lots to avoid the fronts of dwelling units facing the rear and sides of dwelling units on adjoining lots.
- (e)** Arrange lotting patterns to avoid narrow unusable common ownership parcels.
- (f)** Ensure infill lotting patterns are context-sensitive to the existing established neighborhood.
- (g)** Arrange and sufficiently set back lots and the siting of buildings to preserve views of the site characteristics from streets and abutting lands.
- (h)** Provide lot access from interior streets and easements.
- (i)** Terminate cul-de-sac at locations that will provide for a standard lotting pattern around the end of the cul-de-sac in relationship to the property line and abutting lots. Such cul-de-sac may also be permitted to provide a right-of-way for pedestrian and bicycle access pursuant to Section 27-6206(g), Pedestrian Connections, of Subtitle 27: Zoning Ordinance.
- (j)** Avoid grading that would result in retaining walls on private lots. Retaining walls should be located within common areas, or where common areas are not proposed, adequate access for maintenance shall be provided.
- (k)** Preserve trees on steep slopes and meet the woodland conservation threshold on-site.
- (l)** Locate noise fencing or walls within common areas or within homeowners' association easements on private lots when homeowners' association land is not proposed. A 10-foot-wide clear zone for maintenance and

inspection around the fence or wall shall be provided. The minimum net lot area shall be provided outside the easement area.

(m) Lighting techniques shall comply with Section 27-6700, Exterior Lighting, of Subtitle 27: Zoning Ordinance. In addition, lighting should be designed to decrease adverse impacts on the adjoining and abutting lands.

(n) Avoid public use easements for infrastructure, including sidewalks.

Comment: The Preliminary Plan demonstrates conformance with all applicable standards from the Layout Design Guidelines of Section 24-4103 of the current Code. The lots layout is designed to be appropriate size, shape, location, and design to fulfill its intended use. There is no proposed infrastructure easement across the site. The development proposes an 18' private alley which has a direct access to the public right-of-way, Ager Road. There is a very minimum impact the existing grade; cut/fill was balanced. The proposed grade slope is 1%-3%, sloping primarily toward Ager Road. Retaining wall would not be required. Adequate lighting will be provided to illuminate entrance and area throughout the site.

24-4104. Grading

The submission of general grading plans and a Tree Conservation Plan Type 1 (TCP-1) is required for both minor and major subdivisions in order to efficiently plan the subdivision layout, which includes but is not limited to stormwater management, street grades, tree preservation, water and sewerage, and parkland. The submission of a general grading plan, at two-foot contours, shall be required with an application for a preliminary plan of major subdivision and may be required for a preliminary plan of minor subdivision, unless waived by the Planning Director.

Comment: The subject site entirely covered with a mowed lawn. The development was exempt from a TCP-1. The grading plan approval is pending the SWM concept approval.

24-4105. Historic Resources and Sites

(a) Purpose

The purpose of this Section is to preserve historic resources and sites to:

1. Protect the County's cultural heritage;
2. Increase public awareness of the County's history; and
3. Provide for the continued use of still-valuable historic resources and sites.

(b) General Standards

(1) Significant archeological sites identified in accordance with the *Planning Board Guidelines for Archeological Review* shall be preserved in place, to the extent practicable.

(2) The flexibility inherent in these Regulations shall be used to protect historic resources and sites, including optional methods of development where appropriate, to design subdivisions that minimize the impact of a subdivision on historic resources and sites and promote the restoration and continued use of such resources.

(3) The lotting pattern of a proposed subdivision containing historic resources and sites shall be laid out to promote the long-term maintenance and access to the historic resources.

(4) A proposed subdivision containing or adjacent to a historic resource or site shall comply with the following standards:

- (A) Lots shall be designed to minimize adverse impacts of new construction on the historic resource;
- (B) Natural features (such as trees and vegetation) which contribute to the preservation of a historic resource or provide a buffer between the historic resource and new development, shall be retained; and
- (C) Protective techniques (such as limits of disturbance, building restriction lines, and buffers) shall be used.

(5) A plan for development may be required to be submitted with an application for a subdivision for the purpose of evaluating the effect of the orientation, mass, height, materials, and design of the proposed development on the environmental setting to protect the integrity of the historic resource.

Comments: Based on the Historic Preservation/Archeology Pre-Submittal Checklist, there are no Historic Sites or resources on or adjacent to the property.

24-4106. Cemeteries

(a) A proposed preliminary plan for subdivision (minor or major) which includes a cemetery within the site, when there are no plans to relocate the human remains to an existing cemetery, shall comply with the following standards:

- (1) The placement of lot lines shall promote long-term maintenance of the cemetery and protection of existing elements.
- (2) The layout shall promote the long-term maintenance and access to the cemetery.
- (3) Fence or walls constructed of stone, brick, metal, or wood shall delineate the cemetery boundaries.
- (4) If the cemetery is not conveyed and accepted into public ownership, it shall be protected by agreements sufficient to assure its future maintenance and protection. This shall include but not be limited to a fund in an amount sufficient to provide income for the perpetual maintenance of the cemetery. These arrangements shall ensure that stones or markers are in their original location. Covenants or other agreements shall include a determination of the following:
 - (A) Current and proposed land ownership;
 - (B) Responsibility for maintenance;
 - (C) A maintenance plan and schedule;
 - (D) Adequate access; and
 - (E) Any other specifications deemed necessary to assure its future maintenance by the Planning Director.
- (5) Appropriate measures shall be provided to protect the cemetery during the development process.
- (6) The Planning Director shall maintain a registry of cemeteries identified during the subdivision review process.

(b) Any cemetery approved in accordance with this Section that does not comply with the use regulations in PART 27-5: Use Regulations, of the Zoning Ordinance shall be deemed to be a certified nonconforming use unless otherwise specified by the Planning Board.

Comments: Based on the Historic Preservation/Archeology Pre-Submittal Checklist, there are no Historic Sites or resources or cemeteries on or adjacent to the property.

24-4204. Private Streets and Easements

(a) General – Proposed alley is a private street and it will be built to conform to the standards in Subtitle 23: Roads and Sidewalks, of the County Code.

1. (A) – not applicable

1. (B) – not applicable

1. (C) (i) through (iv) – the development is within RSF-A zone. The development has the frontage to Ager Road which is the public ROW in width 128 ft +/- . A private alley is proposed to serve the development and it's designed per Subtitle 23: Road and Sidewalks, of the County Code. The point of access to Ager Road is approved by the Transportation Division and DPIE.

27-6104. Applicability of Development Standards

Table 27-6104: Applicability of Development Standards, identifies the development standards Sections that apply to development activities in the County.

The proposed development shall comply with the following standards:

- Roadway Access, Mobility, and Circulation (Section 27-6200)
- Open Space Set-Asides (Section 27-6400)
- Landscaping (Section 27-6500)
- Fences and Walls (Section 27-6600)
- Environmental and Protection and Noise Controls (Section 27-6800)
- Multifamily, Townhouses, and 3-family Form and Design Standards (Section 27-6903)
- Neighborhood Compatibility Standards (Section 27-61200)
- Agricultural Compatibility Standards (Section 27-61300)
- Urban Agricultural Compatibility Standards (Section 27-61403)

Comment: The proposed development complies with all above listed standards. A waiver request was submitted for Sections 27-6207(b)(1) and 27-6208(b)(1).

Sec. 27-6200 Roadway Access, Mobility, and Circulation

27-6201. Purpose and Intent – the development complies with the requirements referenced in Sections 27-6202 through 27-6208.

27-6202. Consistency with Plans – a separate site plan to show circulation is not necessary. It has been already shown on the preliminary plan and described below in 27-6206.

27-6203. Multimodal Transportation System – the proposed development provides a direct access to the existing sidewalk along the frontage and bike lane within the public ROW of Ager Road which will offer the future development’s occupants transportation choices while enhancing safe and efficient mobility throughout the community.

27-6204. Circulation Plan or Site Plan Required – it is described below in 27-6206 and 27-6207.

27-6205. Developer Responsible for On-Site Street Improvements – a 18ft wide private alley will serve the proposed development and will be responsibility of the developer and after the construction conveyed to the HOA.

27-6206. Vehicular Access and Circulation – the proposed development proposes a private alley as a primary vehicular access for townhouses and have no driveway access from the fronting street.

27-6207. Pedestrian Access and Circulation

(b) Pedestrian Connectivity

All new multifamily, townhouse, nonresidential, and mixed-use development shall comply with the following standards:

(1) The internal pedestrian circulation system shall be designed to allow for pedestrian walkway cross-access between the development’s buildings and parking areas and those on adjoining lots containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow multifamily residential, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones).

(2) The Planning Director may waive or modify the requirement for pedestrian cross-access where the applicant clearly demonstrates that such cross-access is impractical or infeasible due to police concerns about through-traffic routes complicating law enforcement, Environmental Site Design requirements, or the presence of any of the following at the point(s) where through-connections would otherwise be required: topographic conditions, natural features, visual obstructions or parking space locations that create traffic hazards, or the existence of mature or protected trees.

Comment: The subdivision is adjacent to multifamily (apartment) parcel and shall comply with the Section 27-6207 (b)(1) of the current code. The internal pedestrian connectivity between the proposed dwellings and adjacent apartment parcel shall be provided. However, due to the site design constraints, the site area is only 0.38 acres which will be primarily covered with dwellings and private alley and landscape buffer requirement between the subject site and the apartment parcel, it would not be appropriate to provide internal pedestrian connectivity. A waiver request for internal pedestrian connectivity is submitted with this application.

27-6208. Bicycle Access and Circulation

(b) Bicycle Connectivity Between Developments

All new multifamily, townhouse, nonresidential, and mixed-use development shall comply with the following standards:

- (1)** Any internal bicycle circulation system shall be designed and constructed to provide bicycle cross-access between it and any internal bicycle circulation system on adjoining parcels containing a multifamily, townhouse, nonresidential, or mixed-use development, or to the boundary of adjoining vacant land zoned to allow townhouse, multifamily, nonresidential, or mixed-use development (including land in the Residential, Transit-Oriented/Activity Center, and Nonresidential base and PD zones).
- (2)** The Planning Director may waive or modify the requirement for bicycle cross-access on determining that such cross-access is impractical or undesirable for typical bicyclists' use due to the presence of topographic conditions, natural features, or safety factors. Undesirable conditions shall be defined as those limiting mobility for bicycles as a form of transportation, such as steep grades, narrow connections bounded on both sides by walls or embankments, or limited visibility when straight-line connections are not achievable.

Comment: The subdivision is adjacent to multifamily (apartment) parcel and shall comply with the Section 27-6208 (b)(1) of the current code. Bicycle cross-access between the proposed subdivision and adjacent apartment parcel shall be provided. However, due to the site design constraints, the site area is only 0.38 acres which will be primarily covered with dwellings and private alley and landscape buffer requirement between the subject site and the apartment parcel, it would not be appropriate to provide internal cross-section. A waiver request for bicycle cross-section is submitted with this application.

Section 27-6400 Open Space Set-Asides

27-6401. Purpose and Intent - proposed recreation/gathering area was design ensuring direct resident access set-asides; enhancing the underground stormwater management pipe system and provide opportunities for people to gather.

27-6402. Applicability – the development is subject to the Open Space Set-Asides requirements.

27-6403. Amount of Open Space Set-Asides Required – The development is within RSF-A zone and a minimum 3,415 SF (20 % of development area) is required. The proposed Open space provided is 4,637 SF or 27% of the development area.

27-6404. Areas Counted as Open Space Set-Asides - the Open Space Set-Asides is design for people to gather, accommodate people sittings, beautifully landscaped and enhanced with benches.

27-6405. Areas Not Counted as Open Space Set-Asides – the proposed Open Space Set-Asides is design as a sitting ang gathering area, therefore, meets this requirement.

27-6406. Design Standards for Open Space Set-Asides – location and configuration of the proposed Open Space Set-Asides meets requirements in this Section. Also, each townhouse will provide a back door located next to the garage door which will be facing the Open Space Set-Asides.

27-6407. Development in Open Space Set-Asides – the development within the proposed Open Space Set-Asides is limited to people gathering and seating area. The total open space provided is 4,317 SF which is 27% of the development area; therefore, meets this requirement.

27-6408. Ownership, Management, and Maintenance of Open Space Set-Asides – the Open Space Set-Aside will be conveyed to the HOA and maintained by the HOA.

Section 27-6800 Environmental Protection and Noise Controls

27-6801. Purpose and Intent – The proposed development complies with County environmental protection regulations referenced in Sections 27-6802 through 27-6809 and the noise control standards of Section 27-6810.

27-6802. Natural Resource Inventory (NRI) – NRI plan and report #212-2022 was approved on January 18, 2023.

27-6803. Trees and Vegetation – there is no trees on the site. The site is entirely covered with maintained grass.

27-6804. Floodplain Management – the site is not within the 100-yr Floodplain. However, it is subject of the 100-year control which is provided within the underground pipe system. This was approved by DPIE.

27-6805. Erosion and Sedimentation Control- The proposed development complies with the requirements for sedimentation and erosion control in accordance with Subtitle 32, Division 2, Grading, Drainage and Erosion and Sedimentation Control, of the Prince George’s County Code. The Concept Erosion and Sediment Control Plan #88-2023 was approved on September 13, 2023.

27-6806. Stormwater Management – the stormwater management wat prepared in accordance with accordance with Subtitle 32, Division 3, Stormwater Management, of the Prince George’s County Code. The SWM Concept Plan has been approved by DPIE on August 22, 2023, case number 46389-2022-00.

27-6807. Chesapeake Bay Critical Area – the site is not within the CBCA.

27-6808. Regulated Environmental Features – the site is entirely covered with maintained grass and there is no regulated environmental features on the site.

27-6809. Unsafe Lands – based on the Soil analysis and Geotechnical Report there is no any restriction or prohibition may be due to a) natural conditions, including but not limited to flooding, erosive stream action, high water table, unstable soils, severe slopes that may prevent the proposed development.

27-6810. Noise Control – A Phase I Noise Study was prepared and found that interior noise levels can be mitigated to be below 45dBA/Ldn.

27-6900 Multifamily, Townhouse, and Three-Family Form and Design Standards

27-6901. Purpose and Intent - The proposed development complies with County environmental protection regulations referenced in Sections 27-6902 through 27-6903.

27-6902. Exemptions – exemptions from this Section does not apply to the proposed development.

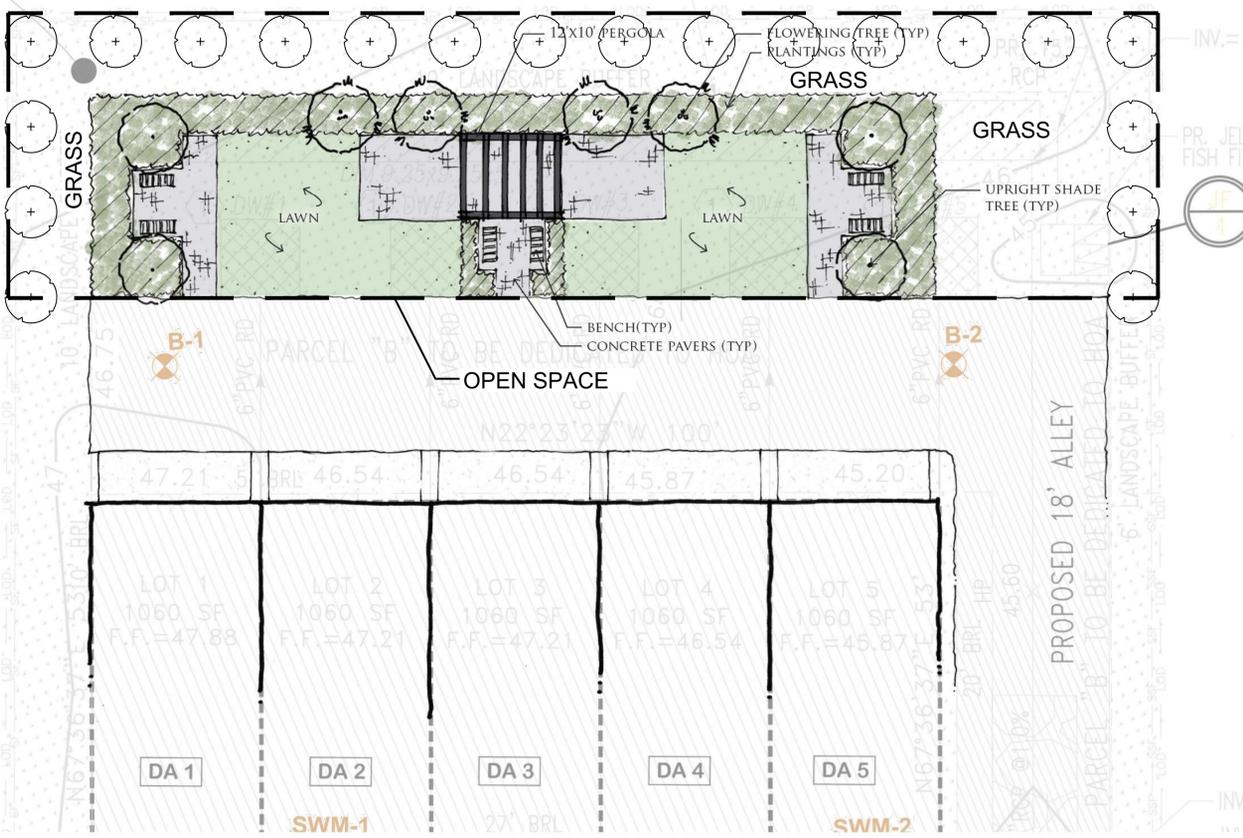
27-6903. Multifamily, Townhouse, and Three-Family Form and Design Standards

- (a) **Site Access** – not applicable, this development consists of 5 townhouses
- (b) **Location of Off-Street Parking**- no guest parking is proposed; each townhouse will provide a 2-car garage
- (c) **Building Orientation and Configuration** – the proposed building (5 townhouses) is facing Ager Road.
- (d) **Maximum Building Length** – the proposed is 100 ft which meets the maximum length standard of 150 ft.
- (e) **Building Façades** – the proposed townhouses are design to provide wall offsets in the façade.
- (f) **Roofs**- flat roofs if proposed in accordance with this section.
- (g) **Building Façade Fenestration/Transparency**- the proposed townhouses are designed to meet this requirement.
- (h) **Materials** – proposed townhouses meet requirements in this section.
- (i) **Garage Standards** – not applicable; a 2-car garage is proposed within each townhouse.
- (j) **Outdoor Activity Areas**- adequate perimeter buffer is provided with this development.

CONCLUSION

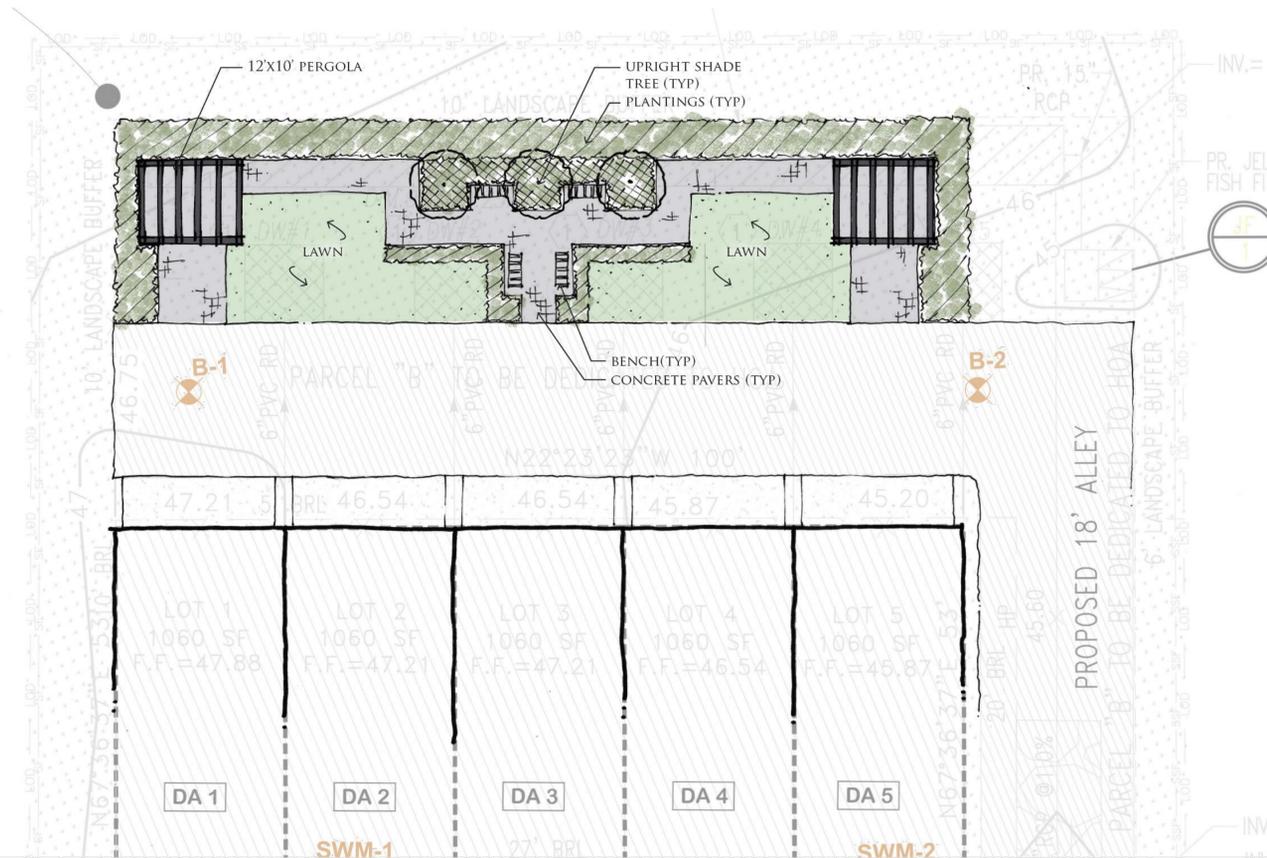
The proposed subdivision has been prepared in accordance with all applicable standards of the current Code. We believe that the new layout will not have major impacts to surrounding lands and meets a minor subdivision. Therefore, the applicant respectfully requests this Preliminary Plan for a minor conventional subdivision be approved.

Respectfully,



PLAN VIEW

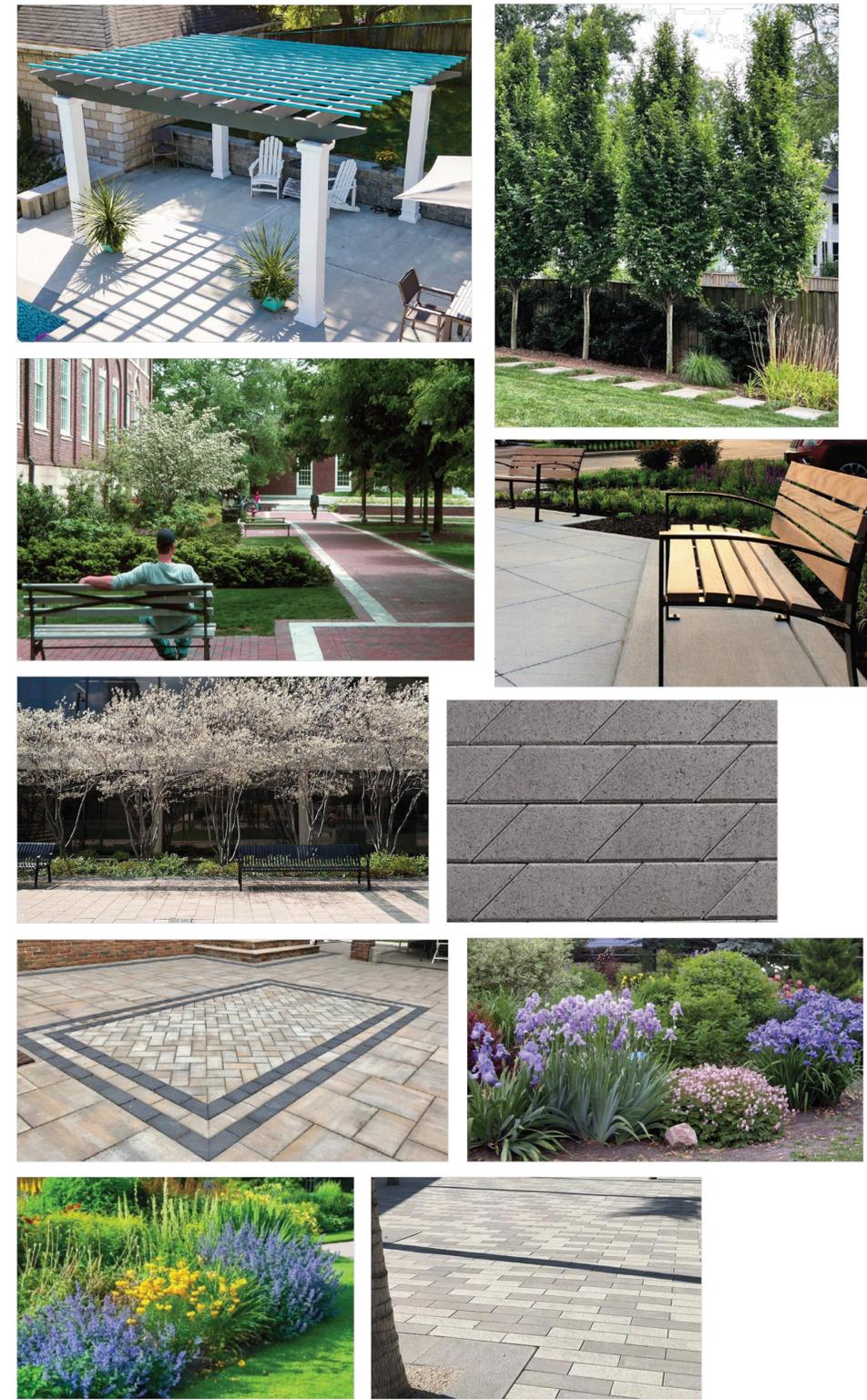
SCALE: 1" = 10'-0"



ALTERNATE PLAN

SCALE: 1" = 10'-0"

PRECEDENT IMAGES



OPEN-SPACE

SITE AREA:	17,077 SF
REQUIRED OPEN-SPACE	20% OR 3,415 SF
PROVIDED OPEN-SPACE	27% OR 4,637 SF

REVISIONS	BY



ELITE ENGINEERING, LLC
*Engineers * Landscape Architects*
 6305 IVY LANE SUITE 225
 GREENBELT, MD, 20770
 (240)206-8055

**HOK SUBDIVISION
 OPEN SPACE EXHIBIT**
5719 AGER ROAD, HYATTSVILLE
 PRINCE GEORGE COUNTY, MD 20782
 TAX MAP 41, GRID E5E4
 10" ELECTION DISTRICT

DRAWN
CHECKED
DATE
SCALE AS SHOWN
DRAWING

1 OF 1



City of Hyattsville

Hyattsville Municipal Bldg
4310 Gallatin Street, 3rd Flr
Hyattsville, MD 20781
(301) 985-5000
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Agenda Item Report

File #: HCC-171-FY24

12/18/2023

11.a.

Submitted by: Nate Groenendyk
Submitting Department: Finance
Agenda Section: Discussion

Item Title:
ARPA Spending Plan Discussion

Suggested Action:

I move that the Mayor and Council allocate and authorize the expenditure of \$650,000 for the Police Communications Center and \$30,000 to develop a Hyattsville Business Vandalism Fund, criteria to be developed under the Corridor Investment Program, using American Rescue Plan Act funds.

Summary Background:

As previously discussed, the City will continue to identify adjustments to the approved ARPA spending plan. We will identify increases in approved programs and return funds that are not expected to be obligated by December 2024 to be reprogrammed. The ARPA Fund Manager will address the current ARPA plan projections, identify funds available for reprogramming and present the staff recommendation to Council.

Next Steps:

For Council discussion and possible action

Fiscal Impact:

\$680,000 of ARPA Funds

City Administrator Comments:

Recommend approval. We will continue to make timely adjustments and recommendations as needed to ensure we can fully obligate funds.

Community Engagement:

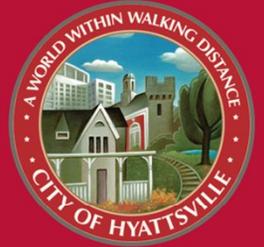
There have been several public discussions and community meetings regarding ARPA priorities.

Strategic Goals:

Goal 3 - Promote a Safe and Vibrant Community

Legal Review Required?

N/A



Updates:

Return for Reprogramming:

- Environmental Depot- \$500K (\$100K to be retained for public private partnership)

Updated Total to Spend: \$775,973.63

Proposed New Expenses:

- Business Vandalism Fund- \$30K (program to be developed under CIP)
- Police Communications Center- \$650K