



TUESDAY, DECEMBER 9, 2014
CITY OF COLLEGE PARK
COUNCIL CHAMBERS

7:00 P.M. – CLOSED SESSION
To Consider The Acquisition Or Sale Of Real Property For A Public Purpose
And Matters Directly Related To Such Acquisition Or Sale

7:30 P.M.
MAYOR AND COUNCIL
WORKSESSION DISCUSSION ITEMS

(NOTE: Any of these items may be voted on during the Regular Meeting)

1. Presentation by Independent Public Accountants on the FY 2014 CAFR – William Seymour, SB and Company, LLC
--PLEASE BRING YOUR CAFR TO THE MEETING WITH YOU OR DOWNLOAD IT [HERE](#) --
2. Request by China Buffet, 9098 Baltimore Avenue, to park buses on Cherokee Street adjacent to the restaurant – Bob Ryan, Director of Public Services
3. Preliminary Plan and Detailed Site Plan for The Hotel at the University of Maryland
4. Scope of work for the RFP for a feasibility study of a north County animal shelter
5. Application for Historic Area Work Permit for demolition of Sigma Chi fraternity house at 4600 Norwich Road
6. Discussion of Stone Industrial site
7. Administrative Leave December 26, 2014
8. Appointments to Boards and Committees

(Brief Recess, Followed by:)

REGULAR MEETING
AGENDA

MEDITATION

PLEDGE OF ALLEGIANCE: Councilmember Wojahn

ROLL CALL

MINUTES: Special Session on November 18, 2014; Public Hearing on November 25, 2014 on Charter Amendments 14-CR-02 and 14-CR-03 and Regular Meeting on November 25, 2014

ANNOUNCEMENTS

ACKNOWLEDGMENT OF DIGNITARIES

PROCLAMATIONS – Honoring Council Member Eric Olson

AMENDMENTS TO THE AGENDA

CITY MANAGER’S REPORT: Joe Nagro

STUDENT LIAISON’S REPORT: Cole Holocker

COMMENTS FROM THE AUDIENCE ON NON-AGENDA ITEMS

PRESENTATIONS

CONSENT AGENDA

- 14-R-36 Resolution Of The Mayor And Council Of The City Of College Park, Maryland Adopting The Recommendation Of The Advisory Planning Commission Regarding Appeal Number CEO-2014-05, 4801 Hollywood Road, College Park, Maryland, Approving A Variance From The Requirements Of City Code §87-23B To Permit The Construction Of A Fence In The Front Yard And Recommending Approval Of Variances From The Requirements Of City Code §87-23C Requiring A 25-Foot Side Yard Setback, Where The Side Lot Line Is A Continuation Of The Front Yard Line Of The Adjacent Lot. ***(Appeal period ends Dec. 9, 2014)***
- Motion By:
To: Adopt
Second:
Aye: _____
Nay: _____
Other: _____
- 14-G-129 Approval of the 2015 Mayor and Council meeting schedule

ACTION ITEMS

- 14-G-123 Approval, With Conditions, of the Preliminary Plan and Detailed Site Plan for The Hotel at the University of Maryland and approval of an Agreement with University of Maryland College Park Foundation, Inc.
- Motion By:
To:
Second:
Aye: _____ Nay: _____
Other: _____
- 14-G-130
- 14-G-131
- 14-G-132
- 14-G-133
- 14-G-134

COUNCIL COMMENTS

COMMENTS FROM THE AUDIENCE

ADJOURN

INFORMATION/STATUS REPORT

1. Update on City Lobbyist – Bill Gardiner, Assistant City Manager

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

1

Presentation on FY 2014 CAFR

(CAFR provided separately. Please bring it
with you to the meeting.)

2

Request by
China Buffet,
9098 Baltimore Avenue

MEMORANDUM

TO: Mayor and City Council

THROUGH: Joseph Nagro, City Manager 

FROM: Robert Ryan, Public Services Director 

DATE: December 5, 2014

SUBJECT: 9098 Baltimore Avenue, China Buffet, Request for Bus and Truck Parking on Cherokee Street Adjacent to Restaurant

ISSUE

The owners of the China Buffet have requested Council consideration to change parking restrictions in the 4600 block of Cherokee Street, to allow parking for tour buses and delivery trucks.

SUMMARY

Tao Lin, Fang Song Lin, and Fang Mei Lin, the owners of China Buffet, met with the Director of Public Services. Through Tao Lin as interpreter, they explained their request to allow for parking of tour buses and delivery trucks on Cherokee Street adjacent to the restaurant. The request is summarized in an attached email from Tao Lin. This request requires Council consideration, as the current parking restrictions on this section of Cherokee would need to be modified to allow this use.

An assessment provided by the City Engineer, and Parking Enforcement Manager follows:

- Cherokee Street is 26-ft wide.
- On- street parking is only allowed along the south side of Cherokee Street adjacent to three private residences. And, on the north side of Cherokee in front of one private residence. These areas are now restricted to residential permit parking only. Staff does not recommend that this be changed for bus and truck parking.
- The North side of Cherokee between Baltimore Avenue and the private residence is currently posted for "No Parking Anytime". There is a fire hydrant in this area which precludes consideration for bus parking.
- The South side of Cherokee between the driveways to the front and rear parking lots for China Buffet is posted for "No Parking Anytime"
- Both North and South curbs where Cherokee meets Autoville are painted yellow to prohibit parking which would block turns at that intersection.

Observations of current conditions are that:

- At least once a week a tour bus parks on the sidewalk next to the China buffet
- The contractor working on Monument West is currently using Cherokee street as its primary access and egress on to the construction site
- The Contractor is expecting access from Baltimore Avenue in December. When access to the construction site is permitted from Baltimore Avenue the Cherokee Street construction entrance will not be the primary access.

Potential impacts to ingress and egress as well as traffic flow on Cherokee:

- A tour bus will essentially block the east bound lane of Cherokee Street for the duration it is parked. Tour buses are at least 8-feet wide. The effective pavement width to circumvent the bus is 18-feet, which will create a bottle neck. Vehicles will have to pass the bus from each direction one at a time.
- Any back up of traffic on Baltimore Avenue will be from vehicles turning into and out of the parking lot closest to Baltimore Avenue. The property owner should sign street at parking lot entrance as "DO NOT BLOCK DRIVEWAY".
- The City Engineer believes the impact on Cherokee Street would be a minor inconvenience to motorists leaving the neighborhood and from the China Buffet's westernmost parking lot, as the current and expected traffic volume is low.
- In the City Engineer's opinion the impact on Cherokee Street will be minimal; however, it is recommended that the tour bus to be parked further west of the intersection in the allowable on-street parking area because the time when the tour bus is on Cherokee Street the traffic to and from the restaurant will be at its peak. This may impact resident parking in the recently posted permit area.
- Another matter of concern is whether trucks and buses would be allowed to use Erie Street and Autoville Drive to enter or exit Cherokee Street parking spaces. It appears impractical for trucks and buses to effectively turn around in the parking lot behind the restaurant. If buses are not allowed to park on Cherokee while tourists dine at the restaurant, an alternate location would be needed where they could park after dropping off passengers, until they are ready to be picked up.

As Tao Lin will not be available to attend the work session, a Mandarin interpreter is being provided for the benefit of the Council.

RECOMMENDATION

Staff recommends that a two hour limit loading zone for delivery trucks and tour buses be considered, on the South side of Cherokee Street, between the two driveways to the China Buffet parking lots. To be practical, this would necessitate that traffic enter Erie Street from Baltimore Avenue, go South on Autoville, and exit on Cherokee after parking in the designated loading zone. Staff recommends that the Council discuss this request with the Lins, determine if modification of parking restrictions to accommodate this request is approved, or not, and authorize staff to make any approved modifications to posted parking restrictions.

Attachments

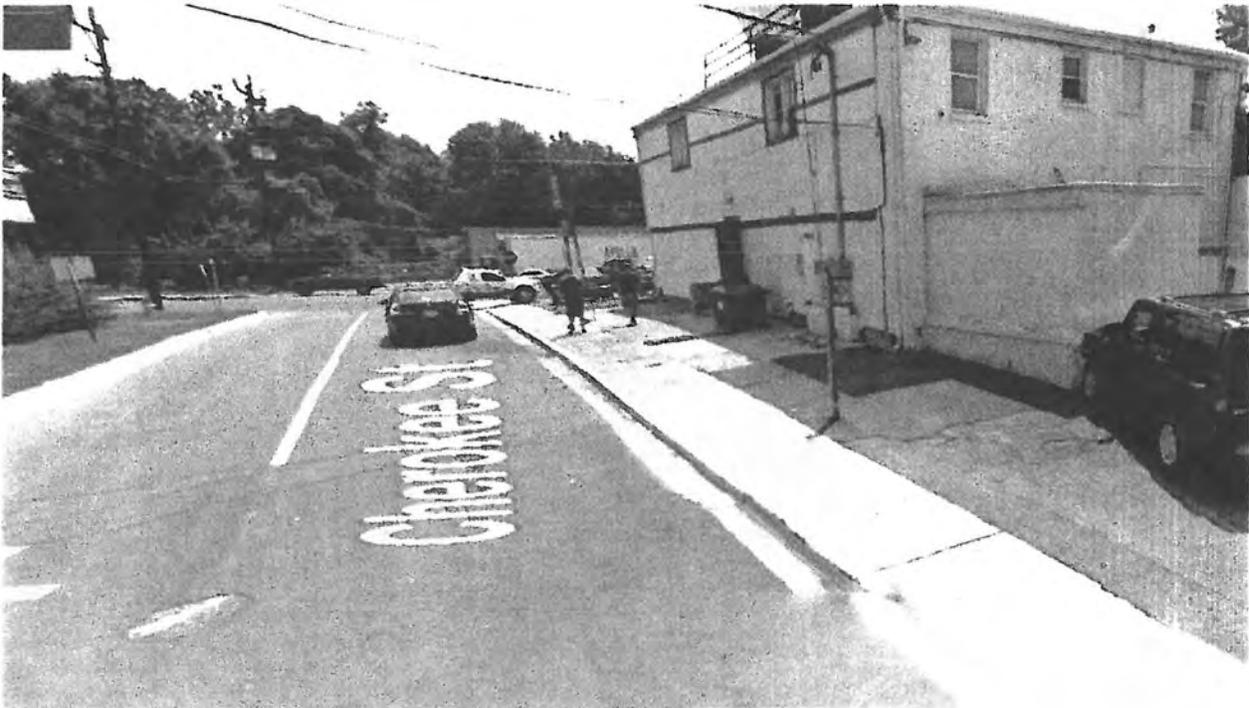
- (1) Map of the subject section of Cherokee Street adjacent to China Buffet.
- (2) Google Maps Snapshot (Eastbound on Cherokee Street)
- (3) Initial email request from Tao Lin

ATTACHMENT 1

China Buffet - 9098 Baltimore Avenue



ATTACHMENT 2



ATTACHMENT 3

Bob Ryan

From: Tao Lin [mailto:taolin114@gmail.com]
Sent: Monday, November 24, 2014 2:26 PM
To: Bob Ryan
Subject: Request for Parking Permit

Hi,

We are requesting parking permit for a medium size truck and a large size tour bus (about 50 seats). The truck delivers food to the restaurant. Both truck and bus arrive most everyday, but they only park for 20-30 minutes. There is no specific time during the day for them to come.

Please provide a Mandarin interpreter.

Sincerely,

Chia Bu (Tel)

3

The Hotel at the University of Maryland

(See 14-G-123 in the
back of this packet)

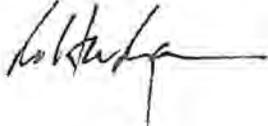
4

North County Animal Shelter

MEMORANDUM

TO: Mayor and City Council

THROUGH: Joseph Nagro, City Manager 

FROM: Robert W. Ryan, Public Services Director 

DATE: December 5, 2014

SUBJECT: Joint Use North County Animal Services

ISSUE

The Council has been asked to consider and comment on a draft feasibility study and proposed scope of services for a North County animal services facility and facility staffing.

SUMMARY

An ad-hoc committee including elected officials and staff from the Four Cities, SPCA, and Prince George's County Department of the Environment (PGDOE), has met over the past six months to discuss the potential for a North County animal services facility, and the potential for shared governance and staffing of such a facility. The attached draft has been provided by PGDOE.

The City has budgeted up to \$25,000 to supplement County funding of such a feasibility study. Other Four Cities partners have committed to smaller, or no, funding: Greenbelt and Berwyn Heights have committed to \$5,000 each; New Carrollton has not committed any funding.

While the concept of a new North County animal services facility has full staff support, staff have identified some issues for further discussion regarding the draft assumptions:

- There has been no Council commitment for future, long term, shared funding of the construction, operation, or staffing of a North County facility. It is recommended that no further funding commitment be made until the feasibility study report and recommendations are available. The study should include a cost benefit analysis of all possible sources and uses of funds, and all options for construction and management of a facility.
- A North County facility could alleviate the City's reliance on Animal Welfare Committee volunteers to assist our Animal Control Officer with shelter and foster care, and shelter housekeeping when the ACO is not available. Opportunities for AWC and community volunteer activity could still continue at a North County facility. The AWC may need to evaluate their role in City and County sponsored adoption and animal care programs. AWC fund raising for a North County shelter may need to be structured differently than the current City-sponsored program.
- A North County facility could replace the current City animal holding facility with a more modern facility which is accessible to the public for ease of adoptions. However, if the

feasibility study determines that the most cost effective and beneficial facility would serve all North County municipalities and communities, it probably should be constructed and maintained by County, private grants, and fee based funds, rather than Four Cities funding. Any potential tax differential provided by City funding of a North County facility would be negligible. It is estimated that an average City household would only net an additional \$1.82 per year in tax differential if the County granted a 100% animal management tax differential. City property owners currently receive an 80% tax differential due to the City's existing animal control program. (Estimate based on US Census 2013 data with average single family dwelling valued at \$304,000).

- Joint staffing may be potentially problematic. Staffing and governance of a North County facility by a consortium of County and local governments could be challenging. Based on recent ACO data, we would expect to transport approximately 90 animals per year to the new shelter. There would be some amount of efficiency gained in the City Animal Control program by not having to transport certain animals to the Upper Marlboro facility, and not having to maintain a City holding facility. However, the additional time available may be best used by increasing City ACO patrols and community animal care education, rather than assigning staff time to assist at a North County shelter. The City ACO would be expected to continue close coordination with County AMG. And, the County AMG would continue to be the backup when the City ACO is off duty.

The draft study has been shared with the City's Animal Welfare Committee. Members of the AWC have been invited to attend the work session.

RECOMMENDATION

Staff recommends that the draft feasibility study be edited to direct that all potential funding, construction, operations and staffing options be identified and compared for cost effectiveness and maximization of public and animal benefits for the County and municipalities. It is recommended that Mayor and Council discuss the draft study, determine initial level of funding support, and authorize staff to draft a response to PGDOE to reflect any Mayor and Council directions at this time.

ATTACHMENTS

1. Feasibility Study
2. City Animal Holding Facility



---- DRAFT ----

Joint Use North County Animal Services

Background and Scope of Services

November 2014

I. Purpose

In 2014, an ad-hoc committee was formed consisting of representatives from College Park, Greenbelt, New Carrollton, Berwyn Heights and the County to discuss the need for additional animal management services to supplement and improve services provided by the County and Municipalities to the north/northwestern part of the County. The working assumption of the committee is a northern county facility to be jointly funded and administered by the County and interested municipalities and possibly operated by a third party. There is general agreement by committee members to support a new facility and to move forward with a more detailed feasibility study. The purpose of this document is to outline the scope of services and issues for further discussion and revise for a scope of services for a detailed feasibility study.

II. Background



Currently, the County operates one full service open admission animal shelter near Upper Marlboro. The facility takes in approximately 15,000 animals per year and serves a population of approximately 900,000 County residents. The physical location of the Upper Marlboro animal shelter is not convenient to north/northwestern County residents due to the distance and lack of public transportation.

The northern area of the County contains the highest number of licensed pets and the highest adoption rates and demand for services. The location of a full service animal shelter in the north/northwest area of the County could boost adoption rates and provide improved (quality and responsiveness) services where they are most needed. One animal shelter for the County simply is inadequate to meet the demand for the services needed for a County our size.



III. Facility Type

Two types of facilities have been discussed; a satellite adoption center and a full service animal shelter. Both would be located in the northern area of the County most likely along the US Route 1 corridor.

1. Satellite Adoption Center. Currently, the County's biggest need is to increase adoption rates. The location of a County satellite adoption center along the US Route 1 corridor could have a significant impact on adoptions as the north part of the County has the highest adoption and licensing rates. This facility would focus on services associated with adoptions, likely to include licensing, vaccinations and periodic wellness clinics. It would be minimally staffed with perhaps two animal technicians and three adoption counselors. It would be able to hold a significant number of dogs and cats. Essentially, it could operate out of a small commercial space in an existing shopping mall. Possible requirements for such a facility, services and staffing include:

- Cages for dogs
- Cages for cats
- Isolation cages/room
- Dangerous animal facilities
- Properly zoned HVAC for disease control
- Cage floors suited for easy cleaning
- Appropriate sewage disposal
- Restrooms with showers
- General reception area
- Meeting room
- Evaluation waiting room
- Staff lounge/luncheon area
- 8 – 10 office spaces

2. Full Service Shelter. A full service animal shelter could provide better services to residents and animals, but also allow those municipalities (College Park, Greenbelt, Bowie, New Carrollton and Laurel) who now provide their own animal services the cost savings option of abandoning their current facilities and using the new north county facility. The nature of such a facility, services and staffing are described below.

A. Shelter services provided may include:

- Phone receiving and dispatch services
- Process complaints



- Housing of dogs, cats and occasionally other domestic pets (bird, reptiles, etc.)
- Owner surrender
- Pet microchip and licensing program
- Animal redemptions
- Adoption program
- Volunteer programs
- Vaccinations
- Provide outreach materials
- Handle dead on arrival dogs or cats
- Euthanasia
- Records retention
- Dispensing pharmaceuticals

B. Field services during normal business hours may include responding to the following calls:

- Code enforcement
- Domestic animal at large
- Barking dog
- Dog threatens person
- Dog threatens domestic animal
- Dog or cat bite
- Dangerous or potentially dangerous dog
- Injured or sick domestic animal (can refer to clinics)
- Assist law enforcement agencies upon request
- Abandoned animal
- Animal cruelty
- Confine dog or cat
- Trapping dog or cat

C. Shelter Accommodations and Requirements:

- Cages for dogs
- Cages for cats
- Isolation cages/room
- Dangerous animal facilities
- Properly zoned HVAC for disease control
- Cage floors suited for easy cleaning
- Appropriate sewage disposal
- Restrooms with showers



- General reception area
- Meeting room
- Evaluation waiting room
- Staff lounge/luncheon area
- 8 – 10 office spaces

D. Staffing:

- Facility manager
- Animal technician/care staff for 24/7 shift care
- Receptionist(s)
- Adoption Councilors
- Customer/Community/Volunteer Coordinator(s)
- Animal Control Officer(s) for normal business hours

3. Administration and Governance

A. Facility Operation Philosophy and Policies:

Two approaches were discussed by the committee. One was to operate the facility as an extension of the County’s current program as an open shelter with general adherence to the current County’s animal control code. The second option which seemed to be more desirable by the committee was to operate the new full service shelter as a “No Kill” facility promoting and supporting community based TNR community cat programs. The feeling was a “No Kill” facility would be viewed as more humane and would attract more volunteers and donations.

B. Joint Use Facility Governance:

A joint use, funded and staffed facility presents a number of governance challenges as it relates to the processes of interaction and decision-making among the users to collectively address governing body, funding, appropriations, expenditures, administration, procurement, ownership, contract administration, personnel rules, creation, reinforcement, etc... It will be necessary for the joint use parties to develop an agreement which delineates all aspects of governance of the facility’s operations.

C. Funding and Costs:

It is anticipated that the revenues would come from several sources including; funds from the joint users; in-kind services; and, user service fees. Further, it is believed that if the facility is operated as a “No Kill” program, it will attract more grants and contributions from corporations and the public. Costs could also be contained by



attracting more volunteers and more effectively utilizing local TNR programs, rescue groups and support by local businesses. It is estimated that the annual operating budget would be between \$1 and \$2 million dollars.

Another funding affordability issue identified is to provide differential tax rates to participating municipalities commensurate to their level of support for the shelter's operations.

D. Other Issues:

1. Service area. The question was posed whether the shelter should be restricted (to joint users constituency); County residents only and/or open to other County residents nearby (Montgomery, Howard and Anne Arundel).
2. The location has not been selected, but the likely location would be along or near the US Route 1 corridor.
3. The new facility building could be a renovation of exiting commercial space or use one of the companies that build modular customized facilities.

http://www.modulardesigninc.com/Modular_Building_Animal_Shelter

City of College Park Animal Holding Facility
2010 - 2014

	Year	#	Avg. Day	Adopted	Transfer	Redeem	Euthanized	Died	Escaped
Rabbit	2010	1	66	1					
	2011	0							
	2012	1	82	1					
	2013	3	77	1	2				
	2014	2	45	1		1			
	Total	7							
	Average	1.4	67.5						
Dog	2010	8	75	5	2	1			
	2011	24	15	1	15	8			
	2012	25	10	1	15	8			
	2013	23	16	5	11	7			
	2014	18	7	2	8	8			
	Total	98							
	Average	19.6	24.6						
Cat	2010	60	90	29	17	0	13	1	
	2011	93	71	36	22	2	31	2	
	2012	56	33	41	0	2	12	1	
	2013	86	34	50	8	1	22	3	2
	2014	53	42	32	2	0	3	1	
	Total	348							
	Average	69.6	54						
Other	2010								
	2011								
	2012								
	2013								
Guinea Pig	2014	1	24					1	
	Total	1							
	Average	1	24						

All Total Animals 454
All Average Animals 92
All Average Days 43

5

HAWP
for Demolition
of Sigma Chi House

MEMORANDUM

TO: Mayor and Council

THROUGH: Terry Schum, Planning Director *tas*
Joseph L. Nagro, City Manager

FROM: Miriam H. Bader, Senior Planner

DATE: December 5, 2014

SUBJECT: Historic Area Work Permit (HAWP) 58-14
Demolition of the Sigma Chi Fraternity House
4600 Norwich Road

ISSUE

The applicant, Irene B. Redmiles for the University of Maryland, has filed a Historic Area Work Permit (HAWP) application with the Prince George's County Historic Preservation Commission (HPC) requesting approval for the demolition of the Sigma Chi Fraternity House located at 4600 Norwich Road. The HPC hearing is scheduled for December 16, 2014. The application and preliminary agenda is attached. The Old Town College Park Local Advisory Committee is scheduled to meet on Monday, December 8th to discuss this application. Their recommendation will be available at the December 9th City Council Meeting. The Historic Preservation staff report will be available on December 10th at pgplanning.org/HPC.htm.

RECOMMENDATION

City staff has no recommendation at this time but will be prepared to discuss the issue and recommendation of the LAC at the City Council meeting.

ATTACHMENTS:

Attachment 1: Material from the Historic Preservation Commission

Historic Preservation Commission

Prince George's County, Maryland

County Administration Building • 14741 Governor Oden Bowie Drive, Upper Marlboro MD 20772
pgplanning.org/HPC.htm • 301-952-3680

November 25, 2014

RECEIVED

DEC 03 2014

CITY OF COLLEGE PARK
PLANNING DEPARTMENT

The Honorable Andrew M. Fellows, Mayor
City of College Park
5807 Bryn Mawr Road
College Park, MD 20740

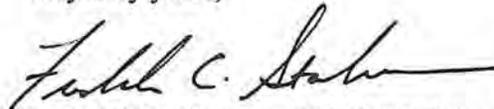
Dear Mayor Fellows:

On behalf of the Chairman of the Prince George's County Historic Preservation Commission (HPC), this letter will provide the City of College Park with formal notice of a Historic Area Work Permit (HAWP) application affecting properties within the College Park Historic District. This notice complies with Subtitle 29-109(b) of the Prince George's County Historic Preservation Ordinance. HAWP 58-14 requests approval for the demolition of the Sigma Chi Fraternity House located at 4600 Norwich Road. The application will be included in the Historic Preservation Commission's agenda for the December 16, 2014 meeting.

The preliminary agenda for the December 16th meeting is enclosed. Copies of the application materials are provided in compliance with Section 29-109 (b) (1) of the Prince George's County Historic Preservation Ordinance. Please submit any comments in writing prior to the public hearing. The staff reports for the applications will be available on December 9th. The reports will be mailed to you along with a final agenda for the meeting. The reports and final agenda will be available at pgplanning.org/HPC.htm beginning December 10, 2014. The Historic Preservation Commission meeting will be held in the 4th Floor Board Room of the County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro beginning at 6:30 p.m.

Please let me know if you have any questions about the applications or the upcoming meeting. Thank you.

Very truly yours,



Frederick C. Stachura, J.D., HPC Liaison
310-780-8306

Frederick.Stachura@ppd.mncppc.org

Enclosures

c: Terry Schum, City Planning Director
Miriam Bader, Senior Planner
John Peter Thompson, Chairman, Historic Preservation Commission

Historic Preservation Commission

Prince George's County, Maryland

County Administration Building • 14741 Governor Oden Bowie Drive, Upper Marlboro MD 20772
pgplanning.org/HPC.htm • 301-952-3680

November 25, 2014

The Honorable Andrew M. Fellows, Mayor
City of College Park
5807 Bryn Mawr Road
College Park, MD 20740

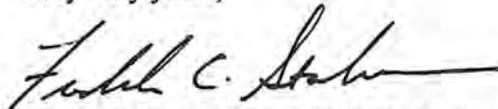
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Enclosures

c: Terry Schum, City Planning Director
Miriam Bader, Senior Planner
John Peter Thompson, Chairman, Historic Preservation Commission

Historic Preservation Commission

Prince George's County, Maryland

County Administration Building • 14741 Governor Oden Bowie Drive, Upper Marlboro MD 20772
 HistoricPreservation@ppd.mncppc.org • pgplanning.org/HPC.htm • 301-952-3680 • FAX 301-952-3799

HISTORIC AREA WORK PERMIT APPLICATION

Property Address: 4600 Norwich Road, College Park, MD 20740

Property Name (if any): Sigma Chi Fraternity House

48585-2006-RZW } APPROVED
 } Code Permit [OFFICE USE ONLY]

Historic Site # or PG ID #	66-042-159	HAWP Application #	58-14
Building/Grading/Sign Permit #		Received Date	10/21/2014
Property Zoning	M-U-I	Application Accepted as Complete	10/21/2014
		HPC Decision Date	
Within Municipal Limits: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		CONCEPT <input type="checkbox"/> FINAL <input type="checkbox"/>	

PROPERTY OWNER

APPLICANT (IF DIFFERENT THAN OWNER)

Name	Barry F. Des Roches, President			Name	Irene B. Redmiles						
Firm	Gamma Chi Chapter Inc of Sigma Chi Fraternity			Firm	University of Maryland						
Address	2191 Defense Highway, Suite 300			Address	0128 Main Administration						
City	Crofton	State	MD	ZIP	21114	City	College Park	State	MD	ZIP	20742
Phone	(443) 852-0688			Phone	(301) 405-5644						
email	BarryD@gotovintagess.com			email	iredmile@umd.edu						

CONTRACTOR

ARCHITECT/ARCHEOLOGIST/ENGINEER (IF APPLICABLE)

Name				Name	Paul Reichert, Engineer, Structural Division						
Firm				Firm	Hillis Carnes Engineering Associates						
Address				Address	10975 Guilford Rd., Suite A, PO Box 241						
City		State		ZIP		City	Annapolis Junction	State	MD	ZIP	20701
Phone				Phone	(301) 470-4239						
email				email							

TYPE OF WORK FOR WHICH YOU ARE APPLYING

- | | | |
|--|--|---|
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> New Construction |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Excavation | <input type="checkbox"/> Repair |
| <input type="checkbox"/> Archeology | <input type="checkbox"/> Grading | <input type="checkbox"/> Signage |
| <input type="checkbox"/> Other (explain) _____ | | |

Are there any easements or deed restrictions for the exterior of this building or the site?
If YES, submit a letter from the easement holder stating their approval of the proposed work.

YES NO

Description of work proposed. Be specific and include as much information as possible. *Attach extra sheets as needed.*

Work proposed is the razing of the structure to grade.

Required attachments for all applications (check to acknowledge attachment/inclusion):

- A site plan to scale indicating property lines and lot dimensions, adjacent street and curb cuts, existing structures and locations for all existing and proposed improvements including freestanding signs.
- Printed or digital photographs of the existing buildings, property and area of work (e.g., roof, wall) must be submitted.

Required attachments as applicable (check as applicable):

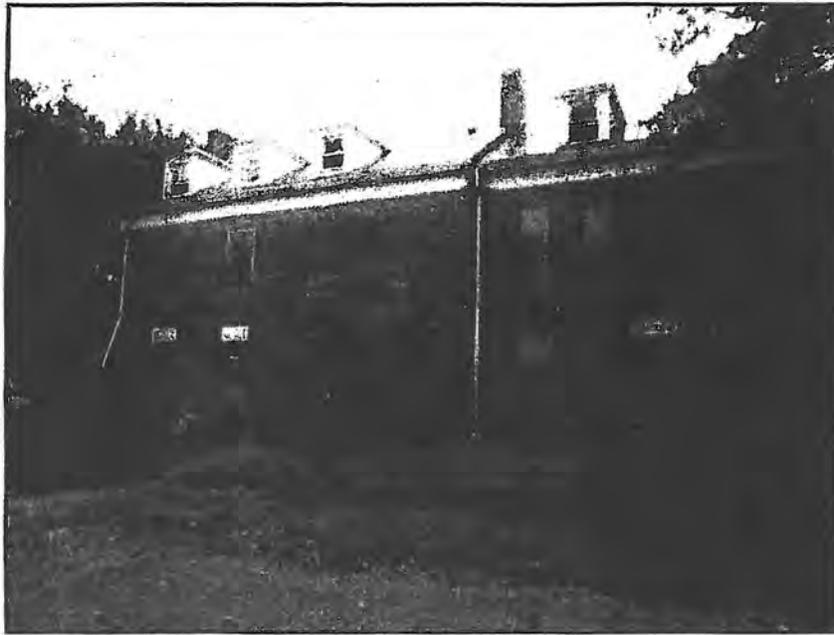
- If building or freestanding signs are proposed please provide scale drawings indicating material, method of attachment, position on building, size and front lineal feet of building, size and position of all other signs on building, and a layout of the sign.
- Scaled drawings (1/4" to 1") for new construction, signs, additions, and major alterations. Drawings must include: plans, sections, elevations and details.
- Materials cut sheets and/or methods specifications.

I am the owner of this property, or I am the authorized representative of the property owner and I have advised the owner of this application and the intended work. The information on this application represents an accurate description of the proposed work. I have omitted nothing that might affect the decision of the Historic Preservation Commission. I understand that the approval of this application by the Prince George's County Historic Preservation Commission does not constitute approval of other required permit applications. I agree to supply two additional photographs of the proposed work when the work is completed. I will attend (or send a representative to attend) the Public Appearance on this application if it is not approved administratively.

Signature of Applicant

10/21/14
Date

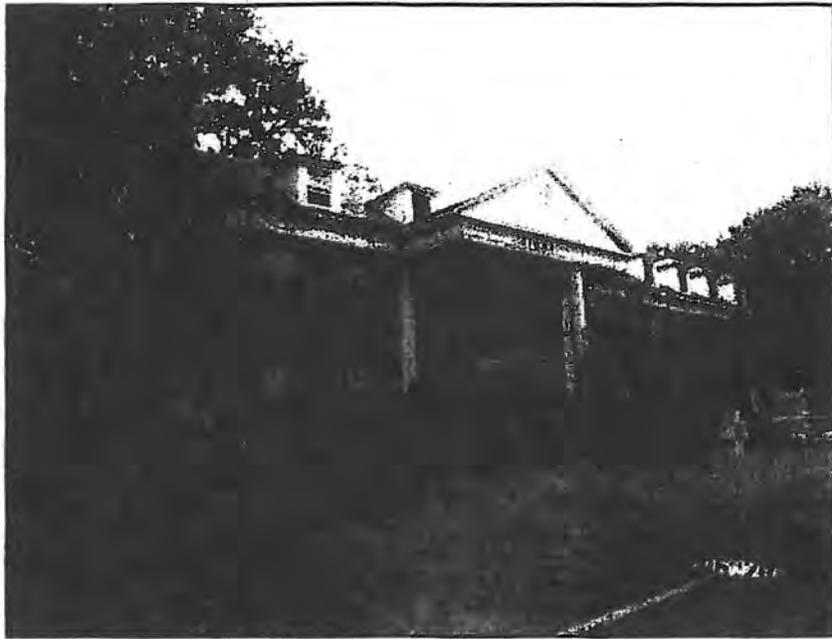
DEF5 7-13



1 : View of the eastern end of the subject property building.



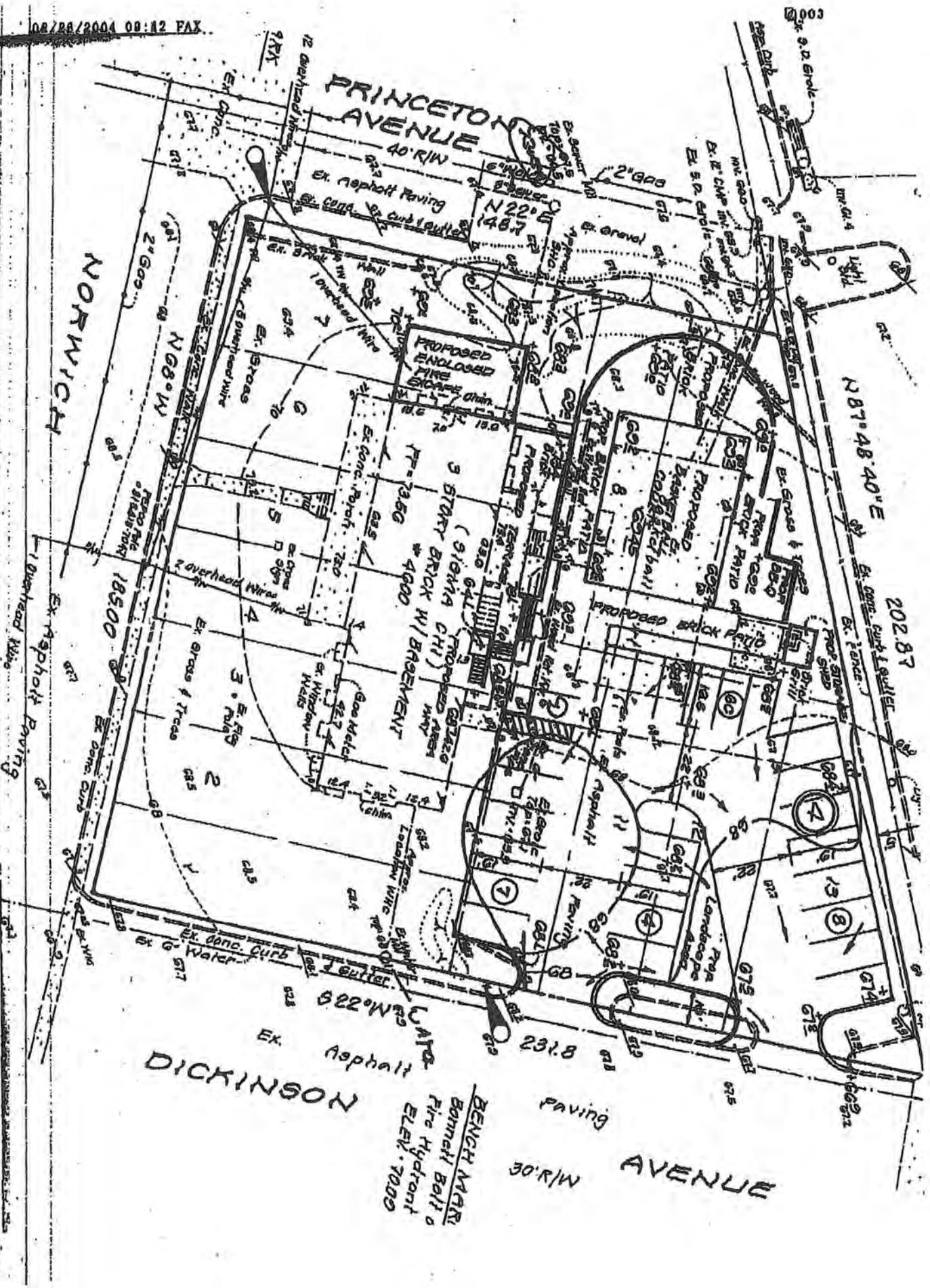
2 : View of the western end of the subject property building.



3 : View of the south side of the subject property building.



4 : View of the western exterior wall of the subject property building.



BENCH MARK
 Bonnet Ball
 Fire Hydrant
 ELEV. 7000

Historic Preservation Commission

Prince George's County, Maryland

County Administration Building • 14741 Governor Oden Bowie Drive, Upper Marlboro MD 20772
pgplanning.org/HPC.htm • 301-952-3680

Commissioners

John Peter Thompson, Chairman
Edward M. Scott, Vice-Chair
Mike Callahan; James "Eddy" Campbell
Lisa Pfueller Davidson; Nathania A. Branch Miles
Yolanda Muckle; Susan Pruden; Donna Schneider

**Historic Preservation Commission Meeting
December 16, 2014
6:30 p.m.**

4th Floor Board Room

Meeting location and agenda order are subject to change. For meeting confirmation, please call 301-952-3680. Please sign in on the attendance sheet and indicate whether you wish to speak. Persons wishing to speak may be subject to time limits.

Preliminary Agenda (Draft)

6:30 p.m. 1. Historic Area Work Permits

A. Staff Sign-Offs

HAWP 59-14

Boyden House (71A-034)
6501 Hillmeade Road
Bowie MD 20720

Owner/Applicant: Nancy Snyder

Work Description: Roof replacement; install ice shield, flashing, pewter architectural shingles, reset gutters, repair of stucco at dormers and roofline as needed

6:35 p.m. B. Action Items

1. HAWP 58-14

Sigma Chi Fraternity House
(66-042-159)
4600 Norwich Road
College Park MD 20740

Owner: Barry F. DesRoches, President, Gamma Chi Chapter, Inc. of Sigma Chi Fraternity
Applicant: Irene B. Redmiles, University of Maryland
Work Description: Demolition of structure

2. **HAWP 61-14**
William Shepherd House
(68-010-73)
5108 42nd Street
Hyattsville MD 20781

Owner: Scott and Mary Sibley
Applicant: C. Michael Arnold, AIA
Work Description: Construct one story garage; demolish two sheds

8:30 p.m. 3. **Development Referrals**

A. Referrals Report

B. Detailed Site Plan 13031/CP-13006
Beyond Restaurant
4103 Baltimore Avenue
Bladensburg MD 20710

Applicant: Beyond Restaurant
4603 Doctor Beans Legacy Circle
Bowie MD 20720

Applicant's Representative: Traci R. Scudder, Esq.

9:15 p.m. 5. **Update on Properties of Concern**

Note: The status of properties appearing in bold will be updated by staff.

66-042-159	Sigma Chi (OTCPHD)	79-019-52	Old Marlboro High School
69-005-16	Peace Cross	79-060	Beechwood
70-004	Franklin Pierce House	79-063-10	Compton Bassett
70-030	Arthur Magruder House	80-005	Admirathoria
70-049-33	Calloway House (NR)	82A-023	Furgang Farm
70-050	Glenn Dale Hospital (NR)	82A-026	Bellefields (NR)
74B-014	Goodwood	86A-022	Mackall House
75A-001	Concord (NR)	86B-001	Gibbons M.E. Church Site
76B-007	Kildare	79-019-23	Magruder's Law Office
78-015	Melwood Park (NR)	79-019-51	Old Marlboro Primary School
76A-014	Butler House (NR)		

- 9:30 p.m. 6. **Commission Staff Items**
- A. Approval of Meeting Summary – November 18, 2014
 - B. Correspondence Report
 - C. Other/New Business
- 9:35 p.m. 7. **Adjourn**

Next HPC Meeting: Tuesday, January 20, 2014

**Economic Analysis: Renovation and/or Sale of the
Sigma Chi Fraternity House 4600 Norwich Road**

As the owner of the property located at 4600 Norwich Road (Property) the Gamma Chi Chapter of Sigma Chi Fraternity has spent countless hours reviewing, analyzing and meeting to determine an appropriate course of action relative to the property. The alternatives reviewed and analyzed that included using/renovating the current building included the following:

Active Member Gamma Chi Chapter of Sigma Chi involvement in the process – either as tenant or owner

- Renovation of property for use by the Gamma Chi Chapter of Sigma Chi Fraternity as a fraternity house.
- Deeding the property to the University of Maryland in return for the University of Maryland renovating the property and renting it back to the Sigma Chi chapter.
- Renovating the property in partnership with another organization for a use other than a fraternity house and using the resulting revenue stream to benefit the chapter.
- Ground leasing the property to another group to develop while retaining title to the property – using the revenue from the ground lease to provide scholarship assistance to the chapter while retaining title for the future and thus not extinguishing the potential to rebuild.

Preserving the Property as a Building Lot or Park for Future Use by the Chapter

- This alternative would involved razing the building and maintaining the undeveloped property in a fashion that was appealing and or useful to the neighborhood with the Gamma Chi Chapter of Sigma Chi Fraternity maintaining title to the property.

Selling the Building to a group that would use the existing structure for a different use

- The University of Maryland looked at the building as a potential day care facility (Doug Duncan era)
- The Charter School analyzed using the building and/or property but it didn't fit their needs.
- The City of College Park was asked about interest in the building for use as a new City Hall

Selling the Property to a group that would redevelop for a use that would be potential appealing to the community

- Senior Housing/Assisted Living was researched
- Numerous unfruitful discussions were held with various other groups

Outright Sale of the Property to any Group with No Reservations on Use

- That is the process that brought us to the point that we are at today with a contract from the University of Maryland's Foundation

History

Throughout the process particular attention was paid to the legacy of the property and the Gamma Chi Chapter of Sigma Chi's strong involvement in the community and at the University of Maryland – in other words at no time was our goal to sell the property to the highest bidder. Unfortunately a significant amount of this activity took place in and around the establishment of the Old Town College Park Historic District. That is not to say that the establishment of the District was an unfortunate occurrence it was not in any way shape or form. It simply means that trying to deal with the unique issues that were associated with this particular property at the same time the Historic District was being established made the situation much more problematic than it would have been had the issues come up several years before or after implementation of the new Historic District. The newness of the District and the proper establishment of policies and procedures as well as some undefined and evolving interpretations of how to apply the District's regulations frustrated the owners lead to considerable expenditures on legal fees and at the same time lead to a period of less than productive communication between the owners and local leaders.

Economic Analysis

In reviewing and making a determination on the best path to move forward the two alternatives that were most closely scrutinized were the following:

1. Renovation as a fraternity house for the Sigma Chi Chapter
2. Sale or Partnership with a third party that would redevelop the property for use as student housing.

Simply stated these were the only two options the owner found that had the potential to deliver a revenue stream that could amortize the accompanying debt necessary to renovate the property. These were not just schemes to maximize revenue – they were efforts to get something accomplished.

In both cases the impact and availability of Tax Credits, fraternal loans, member donations, and other equity infusions were assessed in the analysis. Additionally the Property owners maintained sensitivity to both the surrounding residential community and the University – as good neighbors and good stewards the decision making criteria was not limited to profits and cash flow. With regard to use as a fraternity house – there was significant focus placed on sustainability and long-term financial stability. With a potential sale for some sort of student housing – the emphasis turned more to acceptability by the Community and whether it was in the best interest of the University Community – particularly the current residents, and future students.

Notes Relative to Renovation Models

Both of the enclosed models assume no cost for the property – that the current owner would be undertaking the necessary work. Both models assume an equity infusion of at least \$700+ significantly more in the absence of applicable tax credits. Even the best case scenarios do not meet the risk rates necessary to move forward. Both models would necessitate significant volunteer time hundreds if not thousands of hours to accomplish above and beyond the costs included in the models.

Renovation Redevelopment as Fraternity House

As the owners of the largest and for much of the first 50 years arguably the most successful Chapter owned fraternal property at the University of Maryland the breadth and depth of the management of the Gamma Chi Chapter, Incorporated Sigma Chi Fraternity is substantial. The Gamma Chi Board has members or access to Gamma Chi alumni with significant real estate experience outside of the fraternal world – in the areas of Finance, Title, Construction, Renovation, Architecture, Syndication and Property Management – all of which were consulted or participated at some time in the process.

When reviewing the potential for renovation the current state of Greek life at the University of Maryland was assessed. A key driver in the analysis is the current trend for junior and senior students to seek housing in what are known as “satellite houses” primarily located in the Old Town Section of College Park. The current legal drinking age of 21 and the operation of “dry” or alcohol free fraternity houses due to University of Maryland and General Fraternity (the national organizations) risk management policies are key drivers in this pattern of older students wishing to live in a less regulated environment. Additionally the grade requirements for incoming freshman to live in or join a fraternity house further limit membership. ***Therefore we believe that maximum size of an effective fraternity house is in the 36-40 bed range. Were the houses to be any larger significant vacancies may occur thereby adversely***

impacting financial performance – or the alternative as is currently the practice at one Maryland fraternity that is operating marginally at this time – be forced to rent rooms to nonmembers – ostensibly be undergraduate student housing.

Additionally today's students require a higher amount of amenities and are less likely to actively participate in housekeeping and building upkeep projects therefore driving up the operating costs. However, they are still young men –mainly 18-21 and as such tend to be harder on furniture, and the physical plant of a building – thereby requiring significant funds for upkeep and maintenance of the property – these beyond typical real estate models.

Significant concerns to address in any renovation include:

- Fire and life safety
- ADA requirements
- Technology (internet – wireless – etc)
- Constantly wet basement and poor drainage
- Termite damage
- Fire damage
- Renovated roof design creating water damage at the front porch
- Energy efficiency

There is significant knowledge to be gained from the renovation by the University of the Sorority Houses they own and operate located on what is known as the "Graham Cracker." Those houses -- renovated in the last 10 years these buildings were 15-20 years younger than the 4600 property and constructed with higher initial fire and life safety standards than the Sigma Chi house. Additionally superior construction materials and methodologies were employed – yet the cost of renovation ended up in the \$400--\$500 a square foot range. Admittedly the University operates on a different and more expensive cost platform however; there are important lessons to be learned about the necessary work and expense to properly renovate this type of property.

As the foundation for our cost approach in looking at a Fraternity House use we used estimates provided by a construction group hired by Jones Lang Lasalle for two of the parties interested in bidding on the Property – one of the interested parties backed out because they felt it was too difficult and had too many complications – the second group submitted the lowest bid received and at that they were not even sure they could move forward. We also reviewed their estimates in line with a scope of work we received in 1990 from Leon Chatelain who was hired to draw up revisions to Chapter House for a planned renovation in the early 90s.

The "hard" costs or General Contractor's costs for the renovation are attached as Exhibit A. In spite of the effort put forth we believe that this estimate is on the significant low side for the following reasons:

1. We do not believe that the proposed cost of \$160.91 per square foot can be achieved in this market at this time. The Graham Cracker costs are indicative of that concern.
2. Adequate provisions for a second fire exit are not included in the estimate and that would be essential for effective fire and life safety. An appropriate four story concrete block encased exit as suggested during the 1990 renovation planning would cost in excess of \$100,000.00 to build.
3. Given the current layout of the property and the challenges associated with the joist layout – would give rise to significant HVAC issues and the corresponding cost would be significantly we estimate that cost to be 50 – 100% low.
4. The electrical bid is also likely on the low side – given technology need.
5. We had previously determined a proper renovation would require interior and exterior drain tile – that would necessitate all or partial demolition of the existing basement floor at a significant cost. Further there is the potential need to shore up the building during this procedure and the need to add concrete pads for lally columns supporting steel beams.

All in we estimate – conservatively that an adequate renovation will likely cost in excess of \$2.00 a square foot and may well approach \$2.50 for hard costs or \$2,560,000 -- \$3,200,000 in addition we believe that soft costs will range from \$250K to \$400K. To that -- interest carry, developer fee, and financing costs must be added. Finally for fraternal use the property would have to be furnished. All told total costs will likely range from \$3.4 to \$3.8 million dollars. This would require a minimum additional equity investment of \$750,000 and still not yield an acceptable return.

Tax Credit Analysis

In reviewing the application of tax credits relative to this property we believe that the following assumptions apply:

1. Federal tax payments are not applicable relative to fraternal housing due to the following factors:
 - a. The property is a not for profit enterprise and therefore would not benefit from the tax credits

- b. The complex nature of nonprofits using federal tax credits to secure up front capital is both expensive and problematic – therefore a very difficult undertaking for a project of this size.
2. State tax credits have the same issue as federal tax credits as far as benefit to a not for profit organization. Further in Maryland these credits are awarded on a competitive basis and there is no guarantee that they will be awarded even if the project qualifies.
3. County and City tax credits that are manifested in the form of property tax refunds or reductions do apply – obviously the impact is not as large but still valuable.

Never the less we modeled the renovations both with and without the tax credits. The attached worksheets show that even with tax credits the potential return is inappropriate and in that model there is a necessity for nearly \$750,000 in equity. Removing the Federal and State Tax Credits makes the financial performance significantly worse.

Student Housing

Not at much time was spent on Student Housing as we have been lead to understand that this is not a viable and welcome alternative to the community – primarily for reasons already cited. Student housing was promoted as a viable alternative in a research paper by a graduate student so her work was used as a starting point. However, once again the corresponding analysis is clear as to the financial viability of the project under the two scenarios with and without Federal and State tax credits. While the credits would apply to someone seeking to build for profit housing the likelihood of their successfully receive state tax credits for this use is questionable at best – particularly when viewed with the community's lack of desire for additional properties of this type. The author of the research paper did an outstanding job of researching the property and its history – however – her financial analysis was lacking in detail and her tax Credit assumptions were very questionable and not thoroughly researched. As the attached worksheets highlight there are significant inherent challenges in successfully renovating the property.

Conclusion

Starting with the renovation plans developed for the Chapter as far back as 1990 – long before the historic district was even a concept in the minds of the community the Gamma Chi Chapter of Sigma Chi Fraternity felt that the extensive renovation that was necessary to successful operate the property for the next 30 years was not cost effective and that a new building was by far and away the most cost effective method of moving forward.

Although in the early 90s nearly \$200,000 was spent on a renovation in reality that ended being a band aide and many additional concerns were discovered. Significant research into constructing a house was done when the chapter was reinstalled on campus about 5 years ago – but when the availability of a University owned building became available – it was by far and away the best available option to the chapter.

That gave rise to challenge of what to do with the property. Over the course of the last five years numerous meetings have taken place, prospective buyers toured through the property, numerous phone discussions and other innovative attempts have been made. The property has been discussed with every University CFO dating back to John Pocaria – with Doug Duncan conducting extensive research into potential uses.

We have discussed the property with other fraternal organizations however they have either never submitted a reasonable offer or not submitted an offer at all.

Although the property is zoned aggressively, its size and location are a challenge relative to finding the right development partner or buyer that can effectively renovate and manage the property – certainly it goes without saying that in the past 10 years not a single purchaser or partner has stepped forward with the financial and operational capability for doing a renovation that we felt would be remotely acceptable to the community – if there had been one we would have assisted them in gaining local approval.

In the end we were left with only two viable options:

1. To pursue demolishing the building ourselves – an maintain a vacant lot. We felt that we would eventually be successful but that it would be a long and arduous process. Further we had significant reservations that there would be neighborhood and local government concern that if we were successful in demolishing the building that we would sell the property to a developer and placed the bar at a significant operational height.
2. To reach a deal with the University. There is increased cooperation between the University and the community and a growing plan for the future. The University owns the adjoining properties and it just made sense for them to add this piece which would give them what amounts to an arc behind Fraternity Row and the connecting space to the East Campus area. We felt, although no plans have been shared, that in time the University would construct an appropriate building or set of buildings that would be an appropriate boarder to the Old Town neighborhood and transition to the East Campus area. In the interim the City would be comfortable with the demolition of the property knowing that the University would control the future use and building. Additionally while a private developer could not legally limit who rented the space the University if

they desired could construct housing for transitioning faculty and staff as well as graduate students and effectively control who would live there. Additionally the Sigma Chi Brothers felt that placing the property in the hands of the University was an appropriate and effective legacy.

Funds from the sale of the property will be used first to eliminate approximately \$240,000 for outstanding debt owed to a Sigma Chi brother and Eagle Bank. From there additional funds will be placed in the Gamma Chi Foundation for education and be used for scholastic purposes at the University of Maryland for Sigma Chi brothers, children of Sigma Chis and other Maryland students. We believe that this use will continue to strengthen our brotherhood and help us attract young men who will engage in the University of Maryland community for decades to come.



May 1, 2014

Mr. Sam J. Rank
Senior Project Manager
Jones Lang LaSalle
1801 K St., NW Suite 1000
Washington, DC. 20006

Re: Gamma CHI Chapter House
4600 Norwich Rd., College Park, MD

Dear Mr. Rank,

The Moseley Construction Group, Inc. (hereinafter "Moseley") is pleased to present this proposal for the rehabilitation of the existing Gamma CHI Chapter House located at the above address. This budget has been developed as a result of our walk through of the property on April 22, 2014.

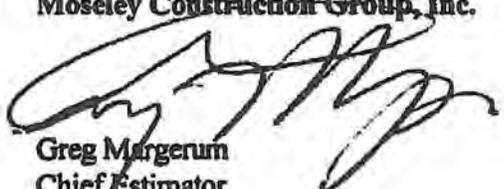
For the purpose of this budget we propose to furnish all labor, materials, equipment, tools and services necessary for the renovations of the existing structure in a workmanlike manner, in accordance with this proposal and the attached schedule of values. Our budget price, \$2,059,638.00, is based on gutting the interior of the existing structure down to the masonry exterior wall, leaving the existing floor structure in place where sound and the complete rebuild of the interior to a new plan and layout including all MEP and interior finishes required. Our work shall likewise include the replacement of all windows and doors, roofing materials, exterior trim and wood columns, sidewalks as well as the restoration of the existing shell structure to a sound condition.

As mentioned, our proposal was generated after a visual survey of the building on the dated stated above and is subject to change based upon provision of construction documents produced by the project Architect and his Engineers.

Please do not hesitate to contact me should you like to discuss the conditions that have contributed to this proposal.

We look forward to working with you on this Project.

Sincerely,
Moseley Construction Group, Inc.



Greg Margerum
Chief Estimator

Moseley Construction Group, Inc.
13849 Park Center Road ■ Suite A ■ Herndon, Virginia 20171 ■ 703.870.7991 ■ Fax: 703.870.7992
www.moseleyconstructiongroup.com

II. General Qualifications and Assumptions

- A. Schedule for construction may require adjustment based on inclement weather or equipment lead times.
- B. We have included trade permits Only, Building permit & Grading permit by the Owner
- C. Pricing based on a normal work week 7:00am to 4:00pm Mon-Fri, no overtime or off hours work is included.
- D. We have not included procurement of occupancy permit.
- E. Owner is responsible for engineering cost for 3rd party inspections.

III. General Exclusions

- A. Builder's Risk and Fire Insurance is to be provided by the Owner at his sole expense.
- B. Permits, Plans and Inspection Fees. (Other than trade permits)
- C. Traffic control drawings, abandonments of existing utilities, public space permits, plate fee, etc.
- D. Utility consumption and municipal connection fees, deposits, costs or charges.
- E. Third party testing. All testing shall be provided and paid for by the owner.
- F. Coordination Drawings.
- G. Independent quality control program. Quality control shall be performed by the Project Superintendent.
- H. Low Voltage & Security to be by Owner.
- I. We do not include any wage scale labor rates.
- J. Winter Conditions/ cold weather procedures.
- K. Fire Pump. We assume adequate water supply is available.
- L. 3rd party inspection or critical structures testing/inspections.
- M. Rock excavation, blasting, ram-hoe.
- N. Undercutting of unsuitable soils.
- O. Additional Mobilizations.
- P. Alteration of the existing building footprint.

BID SUMMARY - MOSELEY CONSTRUCTION GROUP, INC.

Bid Amount \$ 2,059,638 Per Bed
 Cost/SF \$ 160.91 \$ 38,861

PROJECT: Gamma CHI Chapter House Reno
 ESTIMATOR: Greg Margerum
 ARCHITECT: NA
 LOCATION: 4600 Norwich Rd, College Park, MD

BID DATE: 4/24/2014
 JOB DURATION: 36.0 weeks
 REVISED: 5/1/2014

Building Square Foot: 12,800 Average Unit Size 242 Beds 53

		Cost Per Bed	Cost Per SF	%
TOTAL GENERAL CONDITIONS	\$ 208,048	\$ 3,925	\$ 16.25	10%
TOTAL EXTERIOR/SITE	\$ 189,250	\$ 3,571	\$ 14.79	9%
TOTAL ENCLOSURE	\$ 387,937	\$ 7,320	\$ 30.31	19%
TOTAL COMMON AREA	\$ -	\$ -	\$ -	0%
TOTAL INTERIOR	\$ 1,127,694	\$ 21,277	\$ 88.10	55%
SUBTOTAL	\$ 1,912,929	\$ 36,093	\$ 149.45	93%
Recommended Contingency 10%	\$ -	\$ -	\$ -	0%
INSURANCE	\$ 9,852	\$ 186	\$ 0.77	0%
PERMITS	\$ -	\$ -	\$ -	0%
SUBTOTAL	\$ 1,922,781	\$ 36,279	\$ 150.22	93%
FEE 7.0%	\$ 134,595	\$ 2,540	\$ 10.52	7%
SUBTOTAL	\$ 2,057,375	\$ 38,818	\$ 160.73	100%
BOND per rate	\$ -	\$ -	\$ -	0%
SUBTOTAL	\$ 2,057,375	\$ 38,818	\$ 160.73	100%
GROSS RECEIPTS TAX	\$ 2,263	\$ 43	\$ 0.18	0%
CBE Requirement	\$ -	\$ -	\$ -	0%
TOTAL	\$ 2,059,638	\$ 38,861	\$ 160.91	100%

Add/Alternates

TOTAL

SPEC SECTION	DESCRIPTION	Exterior/Site	Enclosure	Common Area	Interior	TOTAL	\$/SF	Cost per Unit
01000	Contingency 10%	By Owner	By Owner	By Owner	By Owner	By Owner	By Owner	By Owner
01000	Punchout Crew	\$ -	\$ -	\$ -	\$ 6,400	\$ 6,400	\$ 0.50	\$ 121
01000	Final Clean	\$ -	\$ -	\$ -	\$ 3,200	\$ 3,200	\$ 0.25	\$ 60
01000	Buyer Punchlist	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
02050	Asbestos Abatement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
02150	Shoring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
02050	Demolition	\$ 10,000	\$ 16,500	\$ -	\$ 54,000	\$ 80,500	\$ 6.29	\$ 1,519
02050	Site Work/Site Utilities	\$ 95,000	\$ -	\$ -	\$ -	\$ 95,000	\$ 7.42	\$ 1,792
02000	Asphalt/Pavement/Striping	\$ 59,250	\$ -	\$ -	\$ -	\$ 59,250	\$ 4.63	\$ 1,118
02000	Site Concrete	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
02000	Patios	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
02800	Fencing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
02900	Landscaping Allowance	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000	\$ 1.95	\$ 472
03300	Concrete	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
04200	Masonry	\$ -	\$ 11,425	\$ -	\$ -	\$ 11,425	\$ 0.89	\$ 216
04400	Stone Countertops	\$ -	\$ -	\$ -	\$ 13,500	\$ 13,500	\$ 1.05	\$ 255
05500	Miscellaneous Metals	\$ -	\$ 45,000	\$ -	\$ -	\$ 45,000	\$ 3.52	\$ 849
06200	Rough Carpentry	\$ -	\$ -	\$ -	\$ 96,000	\$ 96,000	\$ 7.50	\$ 1,811
06400	Finish Carpentry	\$ -	\$ 56,000	\$ -	\$ 12,800	\$ 68,800	\$ 5.38	\$ 1,298
07000	Metal Wall Panels	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
07100	Waterproofing	\$ -	\$ 41,600	\$ -	\$ -	\$ 41,600	\$ 3.25	\$ 785
07200	Building Insulation	\$ -	\$ -	\$ -	\$ 9,904	\$ 9,904	\$ 0.77	\$ 187
07500	Roofing & Accessories	\$ -	\$ 95,312	\$ -	\$ -	\$ 95,312	\$ 7.45	\$ 1,798
07900	Caulking & Sealants	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 1.17	\$ 283
08710	Doors, Frames & Hardware	\$ -	\$ 14,500	\$ -	\$ 39,200	\$ 53,700	\$ 4.20	\$ 1,013
08410	Store Front	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
08610	Windows	\$ -	\$ 52,000	\$ -	\$ -	\$ 52,000	\$ 4.06	\$ 981
09250	Drywall	\$ -	\$ -	\$ -	\$ 75,240	\$ 75,240	\$ 5.88	\$ 1,420
09310	Tile	\$ -	\$ -	\$ -	\$ 27,200	\$ 27,200	\$ 2.13	\$ 513
09650	Vinyl - Sheet Goods	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
09660	Carpet	\$ -	\$ -	\$ -	\$ 22,500	\$ 22,500	\$ 1.76	\$ 425
09720	Hardwood Floors	\$ -	\$ -	\$ -	\$ 32,000	\$ 32,000	\$ 2.50	\$ 604
09900	Painting	\$ -	\$ 38,100	\$ -	\$ 45,000	\$ 83,100	\$ 6.49	\$ 1,568
10100	Bathroom Accessories	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 0.78	\$ 189
10000	Postal/Signage/Extinguishers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11400	Kitchen & Laundry Appliances	\$ -	\$ -	\$ -	\$ 35,000	\$ 35,000	\$ 2.73	\$ 660
12000	Cabinets/Vanities	\$ -	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ 0.70	\$ 170
13000	Canopy	\$ -	\$ 17,500	\$ -	\$ -	\$ 17,500	\$ 1.37	\$ 330
14000	Elevator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15410	Sprinkler	\$ -	\$ -	\$ -	\$ 44,800	\$ 44,800	\$ 3.50	\$ 845
15210	Plumbing	\$ -	\$ -	\$ -	\$ 162,750	\$ 162,750	\$ 12.71	\$ 3,071
15710	HVAC	\$ -	\$ -	\$ -	\$ 179,200	\$ 179,200	\$ 14.00	\$ 3,381
16710	Electrical	\$ -	\$ -	\$ -	\$ 235,000	\$ 235,000	\$ 18.36	\$ 4,434
TOTAL		\$ 189,250	\$ 387,937	\$ -	\$ 1,127,694	\$ 1,704,881	\$ 133.19	\$ 32,168

MOSELEY CONSTRUCTION GROUP, INC. - CONSTRUCTION BID SHEET

PROJECT NAME:	Gamma CHI Chapter House Reno	SUBMIT BID TO:	
PROJECT ADDRESS:	4600 Norwich Rd, College Park, MD	PROJECT MANAGER:	
CLIENT NAME:		BID DATE:	4/24/2014
UNIT COUNT: 0	Bath Count	REVISED	5/1/2014
TOTAL GSF: 12800	Project Duration	0	
SITE SF: 0			
FAÇADE SF: 0			
ROOF SF: 0			

MOSELEY CONSTRUCTION GROUP, INC.

QTY	UNIT	UNIT COST	SUB-TOTAL		COST / SF
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GENERAL CONDITIONS

DESCRIPTION	QTY	UNIT	UNIT COST	SUB-TOTAL		COST / SF
PROJECT MANAGEMENT	36.0	WKS	900.00	32,400		2.53
P.M. ADMINISTRATION	36.0	WKS	750.00	27,000		2.11
PROJECT SUPERINTENDENT	36.0	WKS	2,500.00	90,000		7.03
TEMPORARY TELEPHONE	36.0	WKS	75.00	2,700		0.21
TEMPORARY PROTECTION	36.0	WKS	100.00	3,600		0.28
SITE FENCE & SECURITY	36.0	WKS	250.00	9,000		0.70
TRAFFIC CONTROL & BARRICADES	0.0	LS	6,548.00	0		0.00
MISC. LABOR	36.0	WKS	260.00	9,360		0.73
DAILY / FINAL CLEAN-UP	12,800.0	SF	0.36	4,608		0.36
GENERAL LABOR/CLEAN-UP	180.0	DAYS	36.00	6,480		0.51
DUMPSTER SERVICE	30.0	LD	550.00	16,500		1.29
MANLIFT	4.0	WKS	1,600.00	6,400		0.50
				208,048		

General Conditions Subtotal

208,048

EXTERIOR & SITE

DESCRIPTION	QTY	UNIT	UNIT COST	SUB-TOTAL		COST / SF
Misc. General Demolition	0.0	LS	7,500.00	0		0.00
Remove Sidewalks	2.0	LS	5,000.00	10,000		0.78
Man-Lift	0.0	MONTH	6,500.00	0		0.00
				10,000		
Add Fire Service	1.0	LS	45,000.00	45,000		3.52
Sanitary & Domestic Allowance	2.0	LS	25,000.00	50,000		3.91
				95,000		
Landscaping Allowance at the Roof	0.0	ALLOW.	5,000.00	0		0.00
Landscaping at the front of building	4.0	ALLOW.	5,000.00	20,000		1.56
Planter Masonry Walls	0.0	SF	20.00	0		0.00
Courtyard Island Feature	1.0	ALLOW.	5,000.00	5,000		0.39
Courtyard Landscaping	0.0	ALLOW.	0.00	0		0.00
Pavers at Roof Top Balcony	0.0	SF	20.00	0		0.00
				25,000		
Repair/replace existing parking surface	1,250.0	SY	45.00	56,250		4.39
Parking Spaces	40.0	EA	75.00	3,000		0.23
				59,250		
Replace Rear Stairs Landing	0.0	LS	3,500.00	0		0.00
Parking Lot Concrete	0.0	LS	10,000.00	0		0.00
Common Area Sidewalk & Steps	0.0	LS	20,000.00	0		0.00
				0		0.00
Patio Serving 5 Units	0.0	LS	30,000.00	0		0.00
				0		0.00
New Railings at Roof Top & Terrace	0.0	LS	27,651.00	0		0.00
New Site Fence & Railings	0.0	LS	15,000.00	0		0.00
				0		0.00
Security lighting at the building	0.0	EA	350.00	0		0.00
				0		0.00

Exterior & Site Subtotal

189,250

ENCLOSURE

GENERAL DEMOLITION						
Misc. General Demolition	1.0	LS	12,500.00	12,500		0.98
Remove existing fascia and soffits	500.0	LF	8.00	4,000		0.31
Remove Skylights	0.0	EA	100.00	0		0.00
Main-Lift	0.0	MONTH	6,500.00	0		0.00
					16,500	
CLEAN MASONRY						
CLEAN EXISTING MASONRY WALLS	8,500.0	SF	0.85	7,225		0.56
Point up and Repairs	8,400.0	SF	0.50	4,200		0.33
Cast Stone Sills & Bands	0.0	LF	10.05	0		
New slate wall caps at entry	0.0	LS	750.00	0		0.00
Infill masonry at old thru-wall HVAC units	0.0	EA	250.00	0		0.00
Equipment	0.0	MONTH	10,000.00	0		0.00
					11,425	
WOODWORK						
Add additional Balcony & Stairway	1.0	LS	45,000.00	45,000		3.52
Replace Existing Stairs & Landings	0.0	EA	5,500.00	0		0.00
Restore/Bring to code stair rails	0.0	LS	1,750.00	0		0.00
Refinish Exterior Cornice	0.0	LS	5,000.00	0		0.00
					45,000	
REPAIR EXISTING CORNICE, COLUMNS, SIDING ETC						
REPAIR EXISTING CORNICE, COLUMNS, SIDING ETC	1.0	LS	56,000.00	56,000		4.38
					56,000	
METAL PANELS						
Metal Panels	0.0	SF	25.00	0		0.00
					0	
WATERPROOFING						
Waterproofing system for Lower Units	2,800.0	SF	8.50	23,800		1.86
Excavation & Backfill	400.0	CY	32.50	13,000		
Drain Tile	320.0	LF	15.00	4,800		0.38
					41,600	
ROOF REPAIRS						
Repair Skylight Holes	0.0	LS	1,500.00	0		0.00
New Roof Hatch	0.0	LS	2,500.00	0		0.00
New Roof, coping, downspouts, etc.	5,152.0	SF	18.50	95,312		7.45
					95,312	
DOORS, WINDOWS & HARDWARE						
Replace exterior doors and frames	10.0	EA	1,450.00	14,500		1.13
					14,500	
STAIRS						
Main Entry Door	0.0	LS	5,500.00	0		0.00
					0	
WOOD WINDOWS						
REPLACE EXISTING WOOD WINDOWS	80.0	EA	650.00	52,000		4.06
Win/Window Repairs	0.0	Units	1,500.00	0		0.00
					52,000	0.00
PAINT PAINTING						
Paint Balconys	0.0	LS	4,000.00	0		0.00
Paint Railings	0.0	LS	3,000.00	0		0.00
Paint exterior brick façade from elevation	1.0	LS	32,600.00	32,600		2.55
Scrape and paint masonry lintels	1.0	LS	5,500.00	5,500		0.43
Equipment	0.0	MONTH	3,250.00	0		0.00
					38,100	
SPECIAL CONSTRUCTION						
Canopy	1.0	Each	17,500.00	17,500		1.37
					17,500	

UNIT INTERIOR

GENERAL ITEMS						
Final Clean	12,800.0	SF	0.25	3,200		0.25
Punch-out Crew	12,800.0	SF	0.50	6,400		0.50
Buyer Punch List	0.0	UNITS	1,000.00	0		0.00
					9,600	
INTERIOR DEMOLITION						
Demo Interior	12,800.0	SF	2.50	32,000		2.50
Demolition Dumpsters	40.0	UNITS	550.00	22,000		1.72
Wall Demolition Dumpsters	0.0	UNITS	550.00	0		0.00

						54,000	
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WALL - SHORING						
	Shoring at new beam and pan in kitchen	0.0	UNITS	200.00	0	0.00
					0	
WALL - STONE COUNTERTOPS						
	Stone Countertops	9.0	UNITS	1,500.00	13,500	1.05
					13,500	
WALLS - BLOCKING FOR CABINETS						
	Blocking for Upper Cabinets and Bath Accessories	0.0	UNITS	225.00	0	0.00
	Frame Walls for new layouts	12,800.0	SF	7.50	96,000	7.50
	Frame Walls for Mechanical/Washer/Dryer Closets	0.0	UNITS	1,500.00	0	0.00
					96,000	
WALLS - FINISH						
	Window Sills & Aprons, Casad Openings	12,800.0	SF	0.50	6,400	0.50
	6" Wood base including wood shoving	12,800.0	SF	0.50	6,400	0.50
					12,800	
WALLS - CAULKING & SEALANT						
	CAULKING & SEALANT	1.0	LS/UNIT	15,000.00	15,000	1.17
	FIRE RATED FIRE STOPPING SEALANT	0.0	LS/UNIT	250.00	0	0.00
					15,000	
WALLS - INSULATION						
	New Insulation at EXTERIOR partitions	10,560.0	SF	0.65	6,864	0.54
	CEILING INSULATION	3,200.0	SF	0.95	3,040	
					9,904	
WALLS - DOORS & PARTITIONS						
	Hollow Core Pre-Hung Wood Doors and Frames	120.0	EA	210.00	25,200	1.97
	Interior unit door hardware	35.0	EA	400.00	14,000	1.09
					39,200	
WALLS - DRYWALL						
	1/2" Drywall (kitchen/baths/water damaged/windows)	71,200.0	SF	0.85	60,520	4.73
	Ceiling Drywall	12,800.0	SF	1.15	14,720	1.15
	POINT UP & PREP EXISTING WALLS	0.0	SF	0.15	0	0.00
	Replace Bulkhead Drywall	0.0	LF	3.00	0	0.00
	Complete Drywall	0.0	UNITS	5,000.00	0	0.00
	Densshield at bathrooms	0.0	UNITS	500.00	0	0.00
					75,240	
FLOOR - TILE						
	Kitchen Floor Tile	0.0	SF	13.00	0	0.00
	Durrock underlayment at bathrooms	0.0	EA	250.00	0	0.00
	Bathroom Wall and Floor Tile	3,200.0	SF	8.50	27,200	2.13
	Kitchen Backsplash (Glass)	0.0	EA	25.00	0	0.00
					27,200	
FLOOR - VINYL SHEET GOODS						
	Vinyl - Sheet Goods	0.0	SY	19.50	0	0.00
	Capret in Bedrooms	900.0	SY	25.00	22,500	1.76
	Wood Flooring	4,000.0	SF	8.00	32,000	2.50
	Moisture protection under basement unit wood floors only	0.0	SF	1.00	0	0.00
					54,500	
PAINTS						
	Paint Unit Interiors Walls and Doors	100,000.0	SF	0.45	45,000	3.52
	Add for Ceiling Color Separate from Walls	0.0	UNITS	500.00	0	0.00
	Accent Walls	0.0	SF	2.00	0	0.00
	Satin Colors	0.0	LF	10.00	0	0.00
					45,000	
FURNISH - BATH ACCESSORIES						
	FURNISH & Install BATH ACCESSORIES	4.0	LS	2,500.00	-10,000	0.78
	Shower Doors	0.0	UNITS	1,000.00	0	0.00
					10,000	
UNIT APPLIANCE PACKAGE						
	UNIT APPLIANCE PACKAGE	1.0	EA	35,000.00	35,000	2.73
					35,000	
CABINET PACKAGE						
	Cabinet Package	1.0	LS	9,000.00	9,000	0.70
					9,000	
SPRINKLER PROTECTION						
	Sprinkler System	12800	SF	3.50	44,800	3.50
	Wet Sprinkler Work	0.0	SF	2.50	0	0.00
	Dry System in the attic	0.0	LS	11,000.00	0	0.00
	Booster Pump	0.0	LS	25,000.00	0	0.00
					44,800	

15000 - PLUMBING						
New Plumbing System with Fixtures	12,800.0	SF	12.00	153,600		
Plumbing Fixtures	61.0	UNITS	150.00	9,150		0.71
Shower Units	0.0	UNITS	750.00	0		0.00
ADA Shower Units	0.0	Each	2,200.00	0		
					162,750	
15000 - HVAC						
New HVAC System w/ ductwork	12,800.0	SF	14.00	179,200		14.00
					179,200	
15000 - ELECTRICAL						
New Electrical System	12,800.0	UNITS	12.50	160,000		12.50
Light Fixtures	1.0	LS	75,000.00	75,000		5.86
Electric Heaters - Bathrooms	0.0	UNITS	750.00	0		
					235,000	
				Unit Interior Subtotal #DIV/0! 3,127,694		

November 17, 2014

Joyce Engineering Corporation
10766 Baltimore Avenue
Beltsville, Maryland 20705

10975 Guilford Road, Suite A
Post Office Box 241
Annapolis Junction, MD 20701
Baltimore 410-880-4788
DC Metro 301-470-4239
Fax 410-880-4098
www.hcea.com

Subject: 4600 Norwich Rd.
College Park, MD
Structural Evaluation
HCEA ref. AJ14564A

Mr. Joyce,

Further to your request, Hillis-Carnes Engineering Associates visited the above site on 10/31/14 to provide a structural evaluation of the above referenced property. A previous inspection had been made in 2007 (HCEA ref AJ06137B, date 3/22/07). The Site, History, and Construction narratives below are provided, substantially unchanged, from the previous report. The current observations, feasibility of relocation, and recommendations and also presented in this report.

Site: The structure under investigation is sited on a large, flat lot on side streets in a residential neighborhood in close proximity to the University of Maryland's College Park campus.

History: The original building, reportedly constructed in the 1930's is approximately 70' x 32'. An addition, approximately 40' x 32', reportedly constructed in the 1960's is abutted to the east side of the original building. A 2-story porch roof, approximately 12' x 20' with wood column supports is positioned over the main entry at the front of the original building (The porch roof is reportedly not part of the original structure). The joined buildings have partially finished basements, 1st floor, 2nd floor, inhabited lower attics, and uninhabited upper attics. The structure served as dormitory-style housing for Sigma Chi fraternity members, but has not been used for several years. Obsolescence, water damage, and fire damage have rendered the building unfit for use.

Construction: Both buildings are of brick and block construction, with slate-shingled gable roofs. The roof of the original building is framed with 2x6 wood rafters on a structural ridge and the roof of the added structure is framed with 2x10 wood rafters with collar ties. Multiple dormers penetrate the roofs. The interior finish of the perimeter walls consists of plaster applied directly to the exterior blocks with no insulation or air gap between. The interior walls are 2x4 studs with sheetrock. Typical floor joists are 2x12 at 16" c/c spanning 14 ft. from an exterior wall to an interior bearing wall. A 3' 8" central corridor runs from end to end, and the bearing walls are located on either side. The first floor of the addition is concrete and corrugated metal on 10" bar joists at 24" c/c. A main CMU-framed stairwell in the addition and secondary wood-framed stairways in the original building connect the levels.

Current Structural Condition:

Exterior: The grading is even. A shrub has overgrown near the rear porch and some debris is accumulated in the window wells. At grade masonry on the north and west sides is greenish indicating moist conditions but the perimeter was not noticeably wet. Settlement cracks observed in the exterior brick appear to be stable. Three of four front porch columns have been removed. The remaining one is braced to a built-up lumber repair column. Fascia and soffit trim are weather-beaten. Many dormer windows are broken.

Roof/Attic: The main building and the addition roof framing appears structurally sound. The main building roof has two sheathing holes coinciding with the intersection of the front porch roof providing a path for water infiltration. Animal feces (squirrel) were observed, indicating animals are able to penetrate the exterior.

Third Floor, Second Floor: Former tenants' debris is piled in several of the rooms and their wall drawings and decorations remain in others. Floor joists are water-damaged at the front entry.

First Floor: Floor joists are compromised at the front entry, deteriorated from a combination of distress from the fire below and water infiltration from above. We were careful to avoid this area during the investigation. Some first floor joists have rot at their bearing points on the foundation wall. Fire distress is evident at the west end of the building.

Lower Level: The interior foundation walls at the west side were smoke and fire exposed, but otherwise appear sound, and the east portion of the building masonry and stairwell are intact. The condition of the wood-framed stairwells is poor. One has fire-charred wood, another has plaster debris, and others are noticeably narrow. Although utilities have been off for some time, we did not observe any standing water in the basement.

Mechanicals: The existing facilities (bathroom facilities, kitchen, HVAC, electric) do not appear to be in re-usable condition. There may be salvage value in the commercial-type kitchen fixtures remaining in the basement.

Feasibility of relocation: We were asked to consider the feasibility of relocating the structure. The size of the structure and its masonry construction indicate that relocation of the structure would not be practical.

Index of Pictures:

- P01 Exterior Front
- P02 Exterior East
- P03 Exterior Rear
- P04 Exterior West
- P05 Attic Framing East
- P06 Attic Framing West
- P07 3rd Floor Room with Negligible Debris
- P08 2nd Floor Room with Tenant Debris
- P09 CMU Rear Stairwell
- P10 Interior Stairwell
- P11 1st Floor West - Smoke Exposure
- P12 1st Floor Entry Floor Unsound
- P13 Lower Level Room
- P14 Lower Level Stairwell Fire Damage
- P15 Foundation Window Well

Recommendations: Due to the extent of structural, cosmetic, safety, and serviceability issues at the site we concluded restoration of the structure for dormitory or other use was not practical. To better stabilize the current condition while long-term plans are completed, we recommend that the two roof holes at the front porch be patched, the upper level broken windows be secured with wood sheathing similar to the lower level windows, the front porch roof be removed or stabilized with additional columns, and the first floor entry subfloor and joists be patched

We trust that the above information is helpful. Please let us know if you have any questions or require anything further.

Sincerely,

Hillis-Carnes Engineering Associates, Inc.

Paul J. Reichert, PE

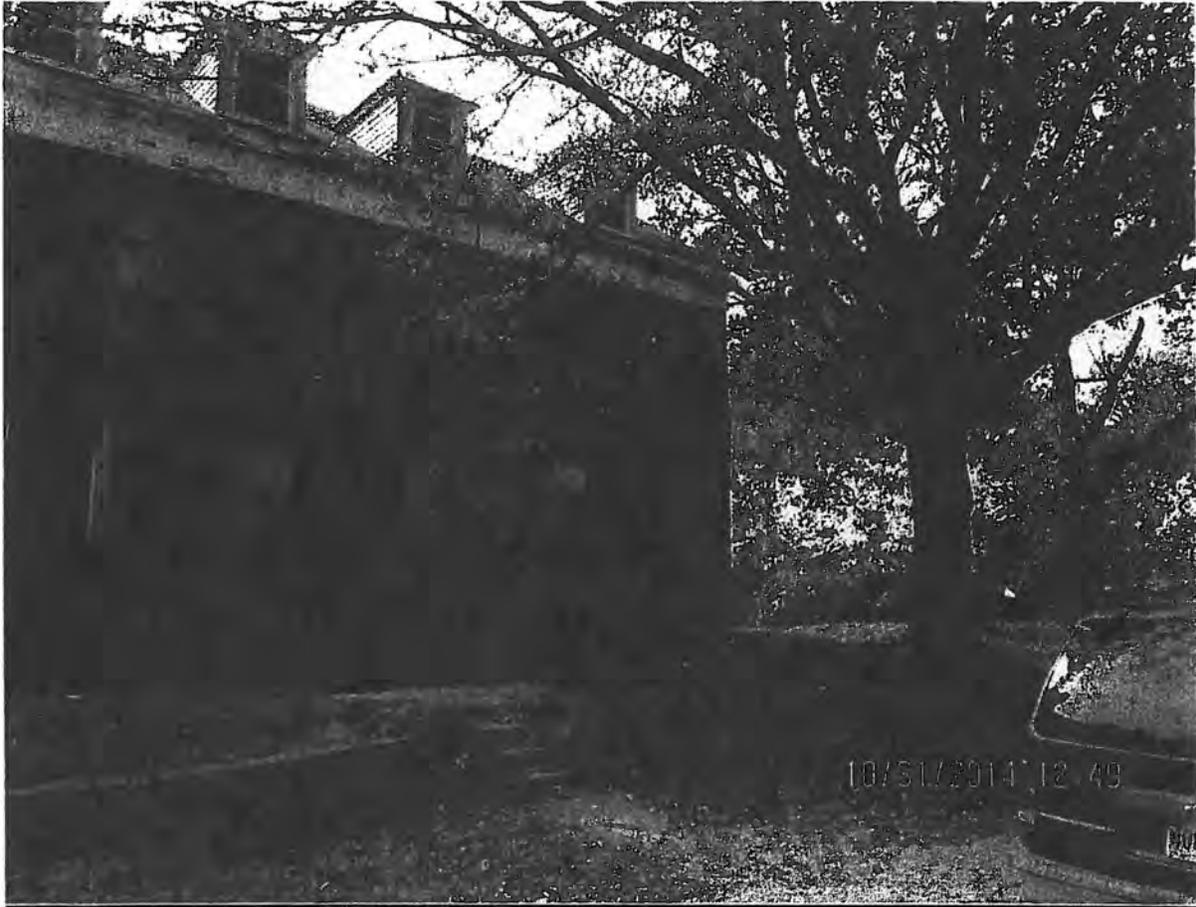




P01 Exterior Front



P02 Exterior East



P03 Exterior Rear



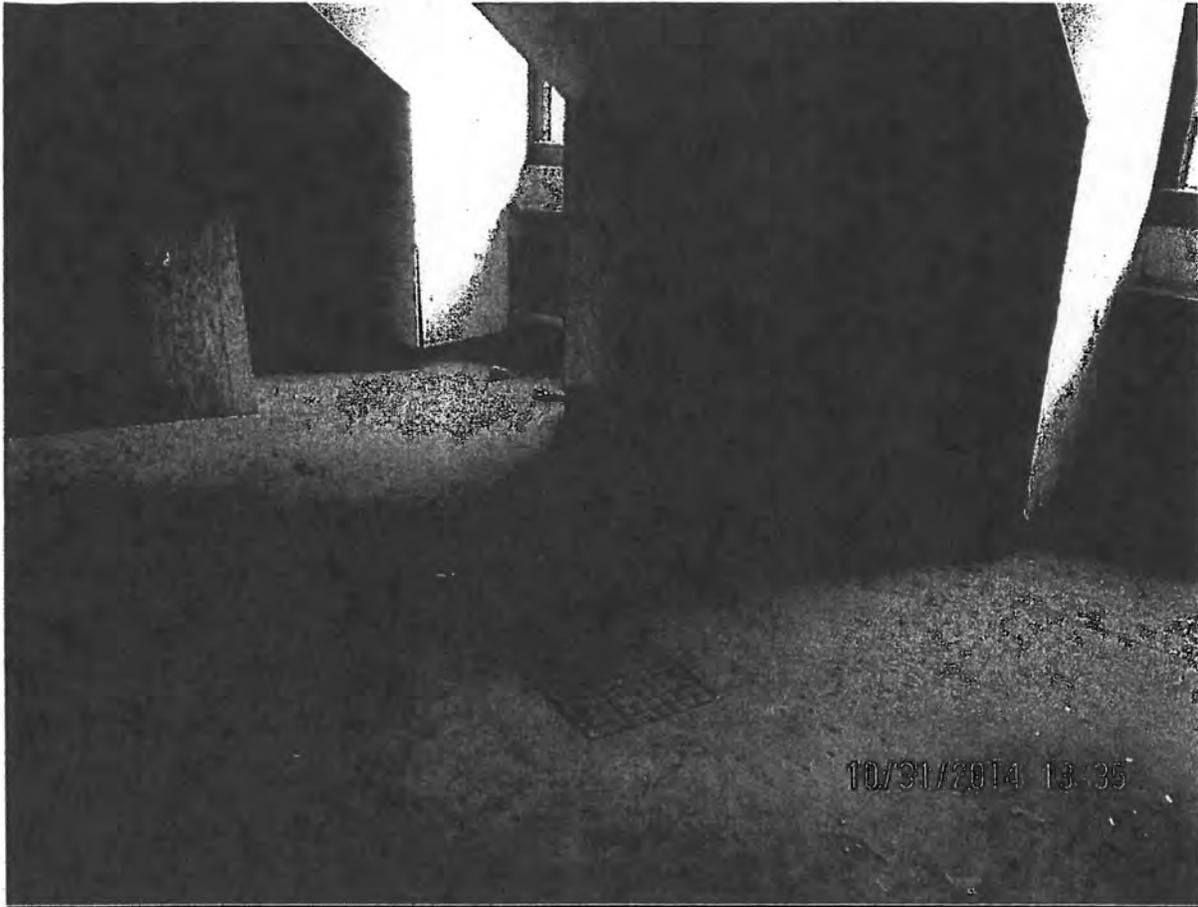
P04 Exterior West



P05 Attic Framing East



P06 Attic Framing West



P07 3rd Floor Room with Negligible Debris



P08 2nd Floor Room with Tenant Debris



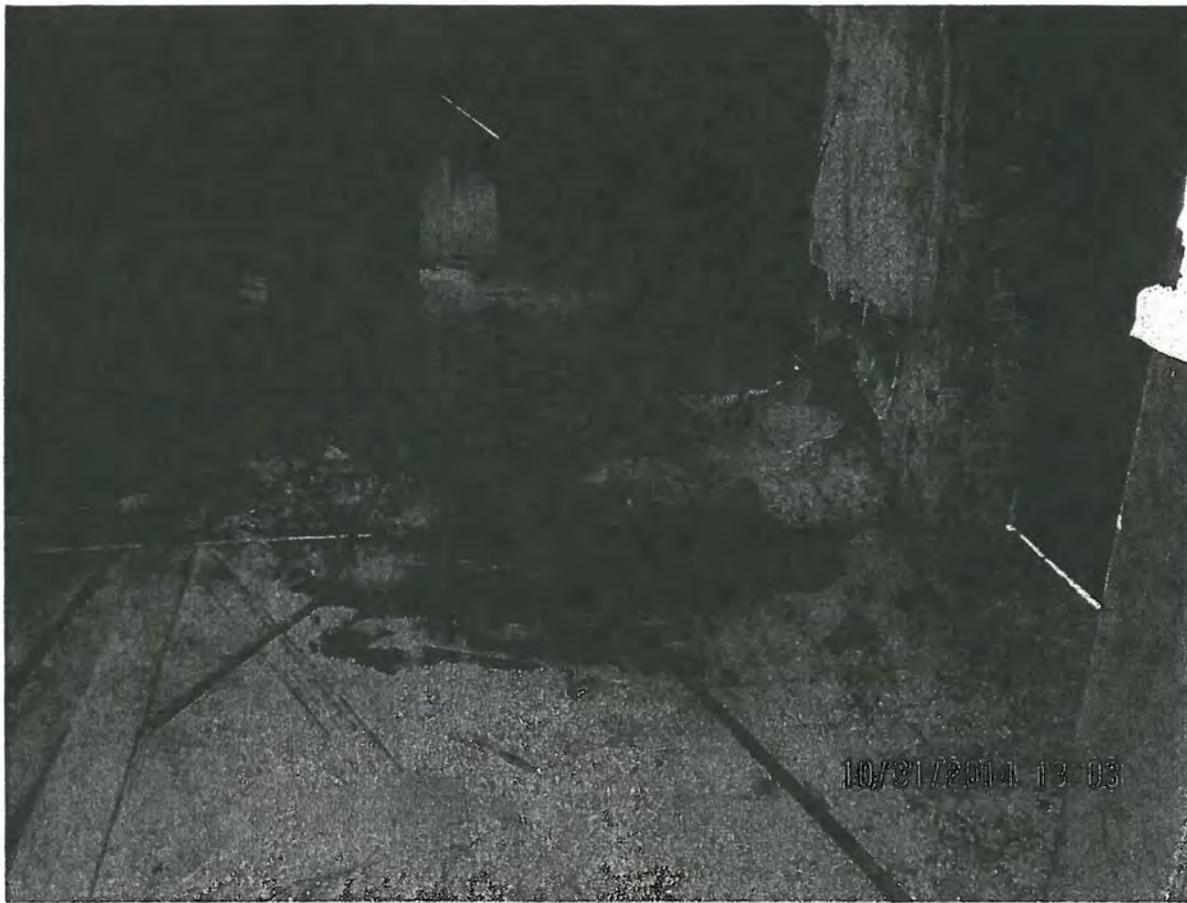
P09 CMU Rear Stairwell



P10 Interior Stairwell



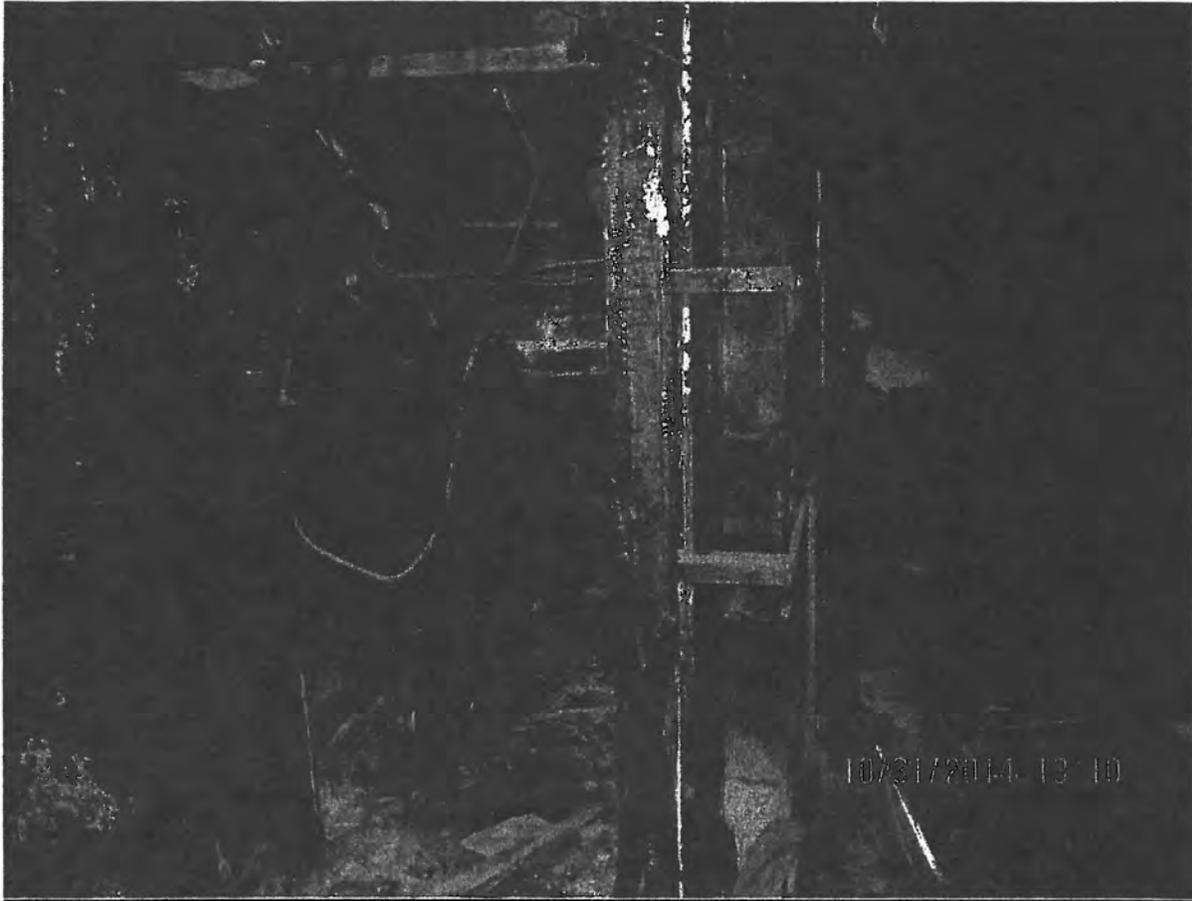
P11 1st Floor West - Smoke Exposure



P12 1st Floor Entry Floor Unsound



P13 Lower Level Room



P14 Lower Level Stairwell Fire Damage



P15 Foundation Window Well

Philip R. Lamb & Co., Inc.
Real Estate Appraisers & Consultants



David N. Lamb, MAI
Philip R. Lamb, MAI(ret.)
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Laytonsville, MD 20882-1281
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David N. Lamb
President
Laura G. Lamb
Vice-President

October 24, 2014

University of Maryland College Park Foundation
4603 Calvert Road
College Park, MD 20740

Re: Real Estate Appraisal
4600 Norwich Road
College Park, MD 20740

Attn: Michael King, VP, CFO

Dear Mr. King:

As requested, I have made an inspection and appraisal of the referenced property, consisting of 35,196 ft² or 0.81± acres of land improved with a fraternity house (essentially a large single-family dwelling). The subject is located on the north side of Norwich Road, including the entire block between Dickinson and Princeton Avenues, in the incorporated portion of College Park, Maryland.

A thorough investigation of the area has been conducted and I have made an appraisal of the subject property. After careful study and analysis, I am providing to you the attached summary appraisal report illustrating my findings and valuation.

The purpose of this investigation was to estimate the market value of the fee simple estate in the subject property, for possible acquisition purposes. I have assumed that the existing improvements have been razed and removed from the site. This is a hypothetical condition and is defined herein. This appraisal is subject to the attached assumptions and limiting conditions and was prepared for the exclusive use of the above client.

As a result of my study and analysis, I am of the considered opinion that the market value of the fee simple interest in the subject property, assuming that the existing improvements have been removed from the site, as of the effective date of this appraisal, October 16, 2014, is

\$1,575,000

(One Million Five Hundred Seventy-Five Thousand Dollars)

Respectfully Submitted,

David N. Lamb, MAI
MD Certified General Appraiser #04-1340

IDENTIFICATION:

4600 Norwich Road
College Park, MD 20740
Census Tract 8072.00

TYPE OF PROPERTY:

Approximately 35,196 ft² or 0.81± acres of land that is presently improved with a fraternity house (essentially a large single-family dwelling).

DATE AND PURPOSE OF THE APPRAISAL:

To estimate as of the date of inspection and the effective date of this appraisal, October 16, 2014, the market value of the fee simple estate in the subject property in AS IS condition. The market value of the subject property is being appraised using traditional appraisal methods, for possible acquisition purposes.

INTENDED USER:

This appraisal was prepared for the exclusive use of the University of Maryland College Park Foundation and any participant, assignee, or other transferee. This appraisal was developed consistent with the scope specified by University of Maryland College Park Foundation and agreed upon by the appraiser in a separate agreement.

SCOPE OF THE APPRAISAL:

This appraisal was prepared in conformance with FIRREA and the Uniform Standards of Professional Appraisal Practice (USPAP), as adopted by the Appraisal Standards Board of the Appraisal Foundation.

The subject was inspected on October 16, 2014, the effective date of this appraisal. Research for this assignment began on September 29, 2014. I previously appraised this property for a different client on June 11, 2008. The appraiser researched the area near the subject property for the most recent and similar comparable properties that were felt to be similar to the subject property. The area investigated included Prince George's County, especially near College Park, Maryland as well as other nearby and similar areas.

Software used in the preparation of this narrative summary report includes MS-DOS, Windows Vista, Microsoft Works and Word. The services utilized in finding data included the assessment records for the Metropolitan Regional Information Service (MRIS), MD Dept. of Assessments & Taxation online database, CoStar, First American Real Estate Solutions as well as some in-house data and information gathered from Realtors, brokers and appraisers in the area.

DEFINITION OF MARKET VALUE:

"The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."¹

DEFINITION OF HYPOTHETICAL CONDITION:

"that which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis"²

I have assumed that the existing improvements have been razed and removed from the site.

PROPERTY RIGHTS APPRAISED:

This is an appraisal of all the rights in the fee simple estate form of ownership.

DEFINITION OF THE FEE SIMPLE ESTATE:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."³

¹ *The Appraisal of Real Estate*, 14th edition. Chicago: 2013, pg 58.

² USPAP, 2010-2011 Edition, Appraisal Standards Board, The Appraisal Foundation, Page U-3

³ *The Dictionary of Real Estate Appraisal*. Chicago: 2010. pg. 137

LEGAL DESCRIPTION:

(Entire Block) Lots 1-3 Block 4 in "Easterday & Haldeman's"
Tax Map 33 Grid D-3
21st Election District in Prince George's County
Ownership: Gamma Chi Chapter, Inc. Sigma Chi Fraternity
Recording information no in databases

Below is a portion of the legal description.

following described land and premises situate in the County of Prince George's, State of Maryland known and distinguished as being lots numbered One (1) to thirteen (13), inclusive, in Block Four (4) of Easterday and Haldeman's re-subdivision of lots in Block Twenty-two (22) of the Subdivision known as Johnson and Curriden's Subdivision of College Park, as per plat of said re-subdivision recorded among the Land Records of said County in Liber J.W.B. No. 20 at folio 198,

Philip R. Lamb & Co., Inc.

REAL ESTATE ASSESSMENT & TAXES:

Below is the current tax information for the subject property. The total assessed value is \$327,300, and the tax amount, which was paid in full, was \$5,928.04

Tax Year 2014			
TOTAL TAX BILL: \$5,928		City Tax: 1096.46	Tax Levy Year: 2014
State/Courty Tax: \$3,407		Refuse: 34.42	Tax Rate: 1.04
Special Tax: \$1,390	Homestd/Exempt Status:		Exempt Class:
Front Foot Fee:	Tax Class: 08		Mult Class:

ASSESSMENT				
Year Assessed	Total Tax Value	Land	Improvement	Land Use
2014	\$327,300	\$327,300	\$	
2013	\$327,300	\$327,300	\$	
2012	\$327,300	\$327,300	\$	

ACCOUNT NUMBER: 2325603	DISTRICT: 21	DATA AS OF: 10/15/14 at 09:20:52	New Search
OWNER: GAMMA CHI CHAPTER INC SGMA CHI	CARE OF: BOND BEEBE STE 200W		Help
PROPERTY ADDRESS: 004600 NORWICH RD COLLEGE PARK MD 20740-0000	MAILING ADDRESS: 7315 WISCONSIN AVE BETHESDA MD 20814-3202		Payment History
MORTGAGE:	UNKNOWN		
PROPERTY DESCRIPTION:	SO 22 LOTS 1 T HRU 13(ENT IMPS RAZED 1/1/05)		
CONVEYANCE:	PHASE 1 BLDG		
SUBNAME: COLLEGE PARK-EASTE	LIBER/FOLIO: 00000/000		
SECTION:	REGISTERED DEED: 07/03/93B		
LOT:	LAND: 327,300.00		
BLDG:	IMPS: 0.00		
ACREAGE: 35196.000.F	ASSESSMENT: 327,300.00		
CREATED BY: NOT PRINCIPAL RESIDENCE			

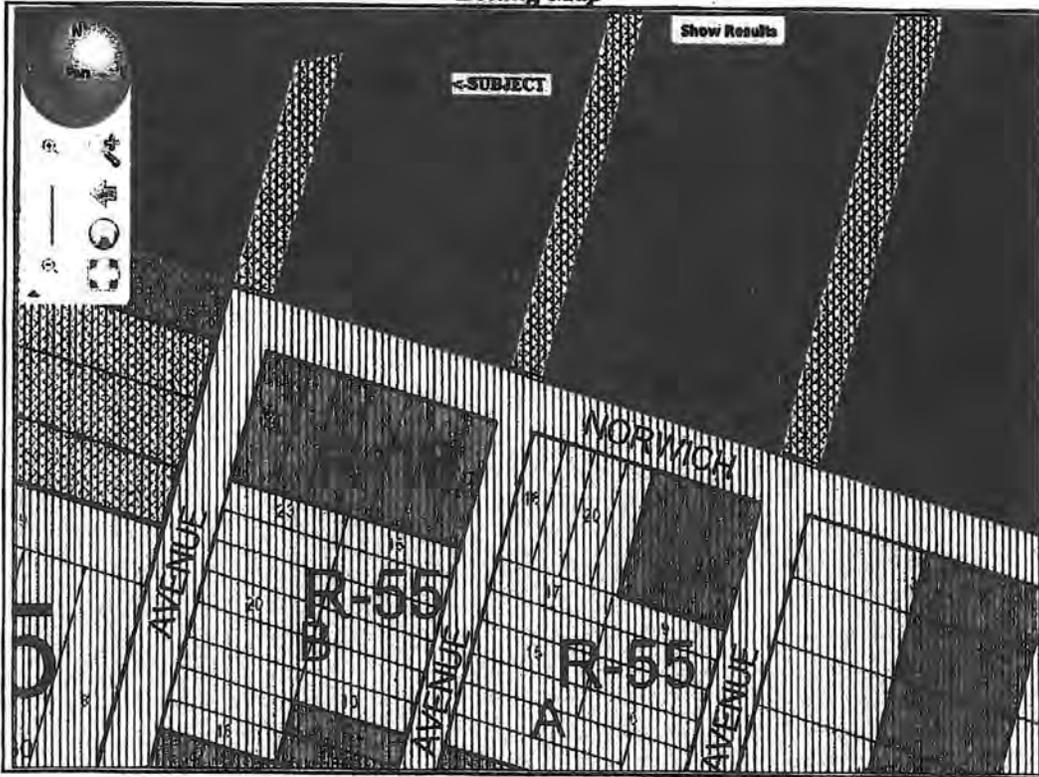
TAX DESCRIPTION:	TAX/CHARGE:
COUNTY PROPERTY TAX	366.58
STATE OF MARYLAND	176.74
STORMWATER/CHESAPEAKE BAY WATER QUALITY	10.00
WASHINGTON SUBURBAN TRANSPORTATION	1,066.46
TOWN LEVY	0.00
OTHER PARITRANGE	0.00
FRONT FOOT	0.00
SCENIC VIEW CHARGE	214.95
CLEAN WATER ACT FEE	0.00
SPECIAL AREA	0.00
LIENS	0.00
OTHER TAX FEES	0.00
LESS HOMEOWNERS TAX CREDIT	0.00
LESS HOMEOWNERS TAX CREDIT	0.00
LESS DISCOUNT CREDIT	0.00
TOTAL	\$5,928.04
PAYMENT RECEIVED	0.00
REFUND DATE: 09/03/2014	INT/PEN: 0.00
REFUND AMOUNT:	5,928.04

Account No: 2325603	FY15
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ZONING:

The subject is zoned M-U-I (Mixed-Use-Infill) and is part of a D-D-O Zone (Development District Overlay). Below is a copy of the current zoning map with the subject's location and associated zoning district.

Zoning Map



The general purpose of the M-U-I Zone is to permit, where recommended in applicable plans or requested by a municipality or the Prince George's County Redevelopment Authority, a mix of residential and commercial uses as infill development in areas which are already substantially developed. The M-U-I Zone may be approved on properties which adjoin developed properties or otherwise meet plan recommendations and which have overlay zone regulations requiring site plan review, or on property owned by a municipality or the Prince George's County Redevelopment Authority, which requests the zone.

ZONING (cont'd.):

The specific purposes of the M-U-I Zone are:

- (1) To implement recommendations in approved Master Plans, Sector Plans, or other applicable plans by encouraging residential or commercial infill development in areas where most properties are already developed;
- (2) To simplify review procedures for residential, commercial, and mixed residential and commercial development in established communities;
- (3) To encourage innovation in the planning and design of infill development;
- (4) To allow flexibility in the process of reviewing infill development;
- (5) To promote smart growth principles by encouraging efficient use of land and public facilities and services;
- (6) To create community environments enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses; and
- (7) To permit redevelopment, particularly in areas requiring revitalization, of property owned by a municipality or the Prince George's County Redevelopment Authority.

USES:

All uses permitted by right or by Special Exception in the C-S-C Zone, as provided in Section 27-461(b), are permitted by right in the M-U-I Zone, except as follows:

(1) For the uses in Sections 27-461(b)(3), Miscellaneous, and 27-461(b)(6), Residential/Lodging, the uses allowed are those permitted in Section 27-441(b)(3) and (6) for the R-18 Zone, except that hotel and motel uses are permitted as in the C-S-C Zone.

(2) Use restrictions may be imposed on a property when the M-U-I Zone is approved, whether the approval is in a Sectional Map Amendment, a T-D-O Zone map amendment, a D-D-O Zone map amendment, a case involving property owned by a municipality or the Prince George's County Redevelopment Authority, or an individual site plan case. Use restrictions in conditions imposed at rezoning may limit or prohibit uses otherwise allowed in the M-U-I Zone. If use restrictions are imposed in an individual map amendment or site plan case, the District Council and the owner shall follow the conditional zoning procedure in Part 3, Division 2. Residential and commercial uses may be placed with a horizontal or vertical mix on property in the M-U-I Zone, subject to approval of a Detailed Site Plan.

ZONING (cont'd.):

REGULATIONS:

Except as provided in Subsection (b), the regulations governing location, setbacks, size, height, lot size, density, and other dimensional requirements in the M-U-I Zone are as follows:

- (1) R-18 Zone regulations apply to all uses in Section 27-441(b)(3), Miscellaneous;
- (2) R-18 Zone regulations apply to all uses in Section 27-441(b)(6), Residential/Lodging, except hotels and motels;
- (3) C-S-C Zone regulations apply to hotels and motels and all other uses; and
- (4) Multifamily residential densities up to forty-eight (48) units per acre are permitted.

Where an owner proposes a mix of residential and commercial uses on a single lot or parcel in the M-U-I Zone, the site plan as approved shall set out the regulations to be followed. The approved regulations may reduce parking requirements by thirty percent (30%), where evidence shows that proposed parking will be adequate, notwithstanding provisions in Part 11.

ZONING (cont'd.):

D-D-O, Development District Overlay:

The Development District Overlay Zone is intended to ensure that the development of land in a designated development district meets the goals established for the district in a Master Plan, Master Plan Amendment, or Sector Plan, and takes advantage of unique opportunities presented by the district. Development districts may be designated for town centers, Metro areas, commercial corridors, employment centers, revitalization areas, historic areas, and other special areas which are the subject of development recommendations in a Master Plan, Master Plan Amendment, or Sector Plan. The D-D-O Zone is a mapped zone which is superimposed by a Sectional Map Amendment (SMA) over other zones in a designated development district, and may modify development requirements within the underlying zones. In the Development District Overlay Zone, new development is generally subject to the approval of a Detailed Site Plan by the Planning Board. Detailed Site Plans are reviewed for compliance with development standards approved by the District Council, in a Sectional Map Amendment, or in a later amendment of adopted standards.

The specific purposes of the Development District Overlay Zone are:

- (1) To provide a close link between Master Plans, Master Plan Amendments, or Sector Plans and their implementation;
- (2) To provide flexibility within a regulatory framework to encourage innovative design solutions;
- (3) To provide uniform development criteria utilizing design standards approved or amended by the District Council;
- (4) To promote an appropriate mix of land uses;
- (5) To encourage compact development;
- (6) To encourage compatible development which complements and enhances the character of an area;
- (7) To promote a sense of place by preserving character-defining features within a community;
- (8) To encourage pedestrian activity;
- (9) To promote economic vitality and investment.

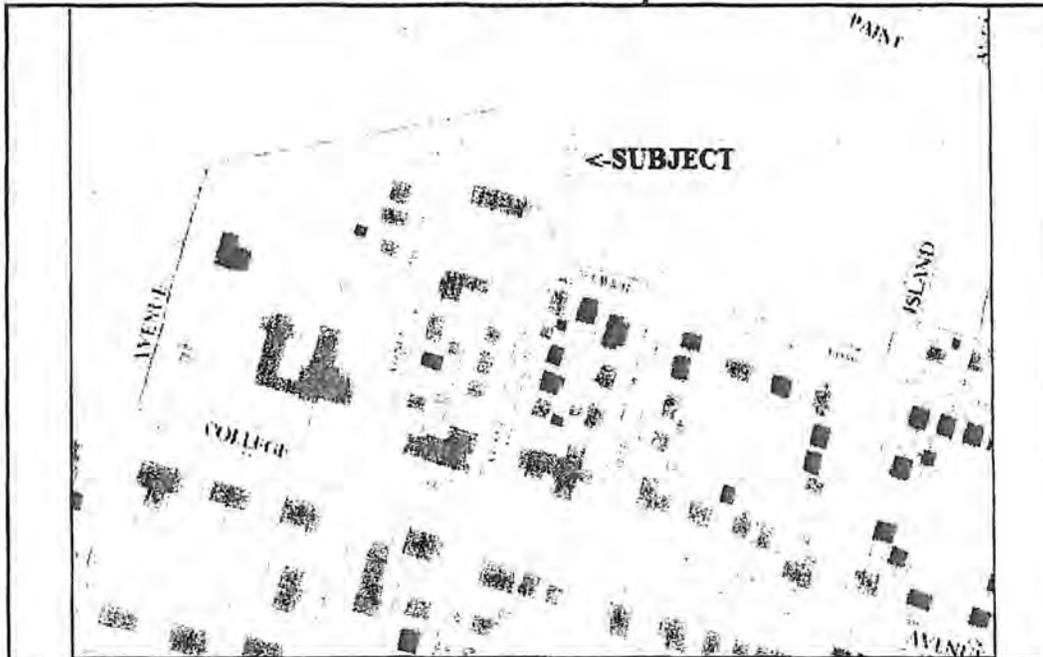
ZONING (cont'd):

Additionally, the majority of the subject is in the College Park Historic District. This recently designated district includes a 25-square-block area of a mostly residential neighborhood that was established in 1889. It is just east of what was then the Maryland Agricultural College, and what's now the University of Maryland. A part of the town of College Park, the historic district is made up of 295 structures in a range of styles -- from Craftsman to Queen Anne, Colonial Revival to Cape Cod and modern.

The historic district -- bounded on the east by Bowden Avenue, on the west by Yale Avenue, on the south by Calvert Road and on the north by Norwich Road -- is meant to help control development and preserve the character of the neighborhood.

The map below shows the district (outlined in brown) and the approximate subject location.

Historic District Map



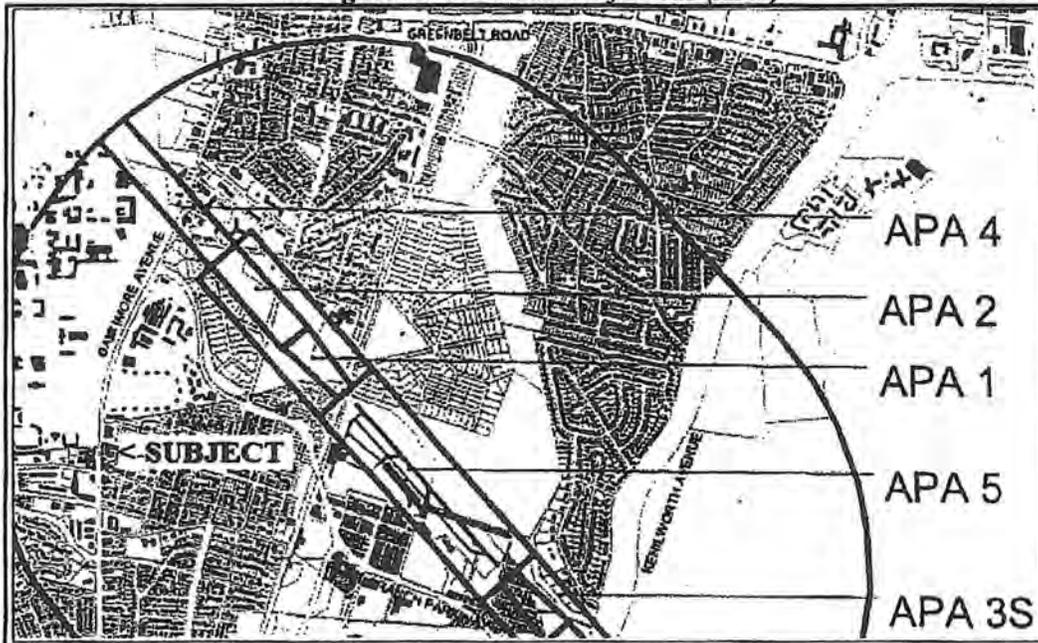
The subject appears to be a legal, conforming use.

ZONING (cont'd.):

Aviation Policy Area

As seen in the illustration below, the subject is within an aviation policy area APA-6. The law specifies specific height restrictions for this zone.

College Park Aviation Policy Areas (APA)



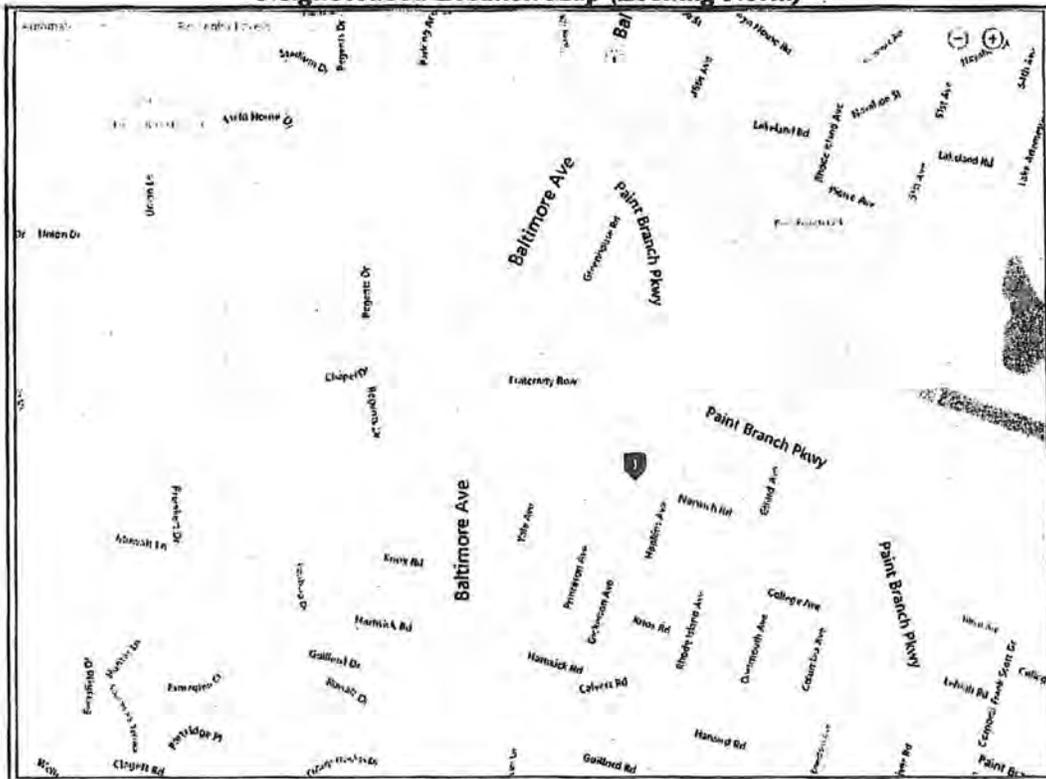
Additional information can be found in the Prince George's County Zoning Ordinance.

The subject is presently used as a parking lot, approved by the Planning Board under DSP-03032 and resolution AC01034. With this in mind, the subject is a legal and conforming use.

AREA AND NEIGHBORHOOD:

The subject property is located in the northwestern portion of Prince George's County, Maryland, roughly 3 miles northeast of the District of Columbia city line and 5 miles northeast from the Zero Milestone, located on the Ellipse in Washington, DC. It is located on the north side of Norwich Road, including the entire block between Dickinson and Princeton Avenues, in the incorporated portion of College Park, Maryland. Below is a neighborhood map with an arrow identifying the subject's location.

Neighborhood Location Map (Looking North)



Prince George's County is located in the southwestern portion of Maryland. Being located in the middle of the Eastern Seaboard, Maryland lends itself well as a sea port and distribution point for many companies. The County is located adjacent to the nation's capital, Washington, D.C., and includes 495 square miles of land area. The topography is rolling with small hills.

Prince George's County borders Washington DC on the northeast and is located southwest of Baltimore. Business is primarily found in the northern part of the County, while the County is more suburban toward the southeastern portion.

AREA AND NEIGHBORHOOD DATA (cont'd):

According to the U.S. Census Bureau, the county has a total area of 499 square miles (1,290 km²), of which 483 square miles (1,250 km²) is land and 16 square miles (41 km²) (3.2%) is water. Prince George's County lies in the Atlantic coastal plain, and its landscape is characterized by gently rolling hills and valleys. Along its western border with Montgomery County, Adelphi, Calverton and West Laurel rise into the piedmont, exceeding 300 feet (91 m) in elevation. The Patuxent River forms the county's eastern border with Howard, Anne Arundel, and Calvert counties.

Regions:

County terrain, culture and demographics differ significantly by location within the county. There are five key regions to Prince George's County: North County, Central County, the Rural Tier, the Inner Beltway, and South County.

Northern Prince George's County includes Laurel, Beltsville, Adelphi, College Park and Greenbelt. This area of the county is anchored by the Capital Beltway and the Baltimore-Washington Parkway. Laurel is experiencing a population boom with the construction of the Inter-County Connector. The key employers in this region are the University of Maryland, Beltsville Agricultural Research Center, and NASA-Goddard Space Flight Center. Areas of geographic distinction include Greenbelt Park, a wooded reserve adjacent to the planned environmental community of Greenbelt, and University Park, a collection of historic homes adjacent to the University of Maryland. Riversdale Mansion, along with the historic homes of Berwyn Heights, Mt. Rainier and Hyattsville are also located in this area.

AREA AND NEIGHBORHOOD DATA (cont'd.):

Central County, located on the eastern outskirts of the Capital Beltway, consists of Mitchellville, Woodmore, Greater Upper Marlboro, Springdale, and Bowie. According to the 2010 census, it has generally been the fastest growing region of the county. Central Avenue, a major exit off the I-95 beltway, running east to west, is one of two main roads in this portion of the county. The other major roadway is Old Crain Highway, which runs north to south along the eastern portion of the county. Bowie has currently grown to be the largest city in Prince George's County, with more than 50,000 people. Areas of geographic distinction include the Ogden Bowie Mansion, Allen Pond, key segments of the Washington, Baltimore and Annapolis Trail, as well as planned parks, lakes and walking trails.

Prince George's rural tier was designated "in the 2002 General Plan as an area where residential growth would be minimal"; it may be found in the area well beyond the Beltway to the east and south of central county, bounded on the north by U.S. Route 50, the west by the communities Accokeek and Fort Washington, and the east by the Patuxent River. Prince George's origins are in this part of the county. Since 1721 Upper Marlboro has been the county seat of government, with families that trace their lineage back to Prince George's initial land grants and earliest governing officials. Names like Claggett, Sasscer, King James and Queen Anne pepper the streets.

The rural tier has been the focus of orchestrated efforts by residents and county government to preserve its rural character and environmental integrity. Under the Maryland-National Capital Park and Planning Commission (M-NCPPC), Patuxent River Park is the largest natural preserve and provides public access for birdwatching and viewing the rural tier's natural waterfront vistas.

The inner beltway communities of Capitol Heights, District Heights, Forestville, Suitland and Seat Pleasant border the neighboring District of Columbia's northeastern and southeastern quadrants. This region is the most densely populated area of the county, although many communities here saw a decrease in population from 2000 to 2010.

AREA AND NEIGHBORHOOD DATA (cont'd.):

South county is a blend of the greenery of the rural tier and the new development of central county. The communities of Clinton, Oxon Hill, Temple Hills and Fort Washington are the largest areas of south county. It is the only portion of Prince George's County to enjoy the Potomac River waterfront, and that geographic distinction has yielded the rise of the National Harbor project: a town center and riverside shopping and living development on the Potomac. The National Harbor has become a major tourist and convention attraction, with significant hotel accommodations, eateries and shopping.

Economy:

Lists of top employers, both private and public respectively, for Prince George's County are below.

#	Employer	# of Employees	#	Employer	# of Employees
1	United Parcel Service	4,220	1	University System of Maryland	16,014
2	Giant	3,600	2	Joint Base Andrews	8,057
3	Verizon	2,738	3	Prince George's County	7,052
4	Dimensions Healthcare System	2,600	4	Internal Revenue Service	5,539
5	Gaylord National Resort & Convention Center	2,000	5	United States Census Bureau	4,287
6	Shoppers Food & Pharmacy	1,975	6	Goddard Space Flight Center	3,171
7	Safeway	1,605	7	Henry A. Wallace Beltsville Agricultural Research Center	1,850
8	Capital One Bank	1,456	8	National Maritime Intelligence Center	1,724
9	Target	1,400	9	Prince George's Community College	1,700
10	Doctor's Community Hospital	1,300	10	NOAA	1,350
10	Southern Maryland Hospital Center	1,300			

AREA AND NEIGHBORHOOD DATA (cont'd):

Education:

Colleges and universities:

- Bowie State University, located in unincorporated area north of Bowie
- Capitol College, located in unincorporated area south of Laurel
- Prince George's Community College, located in unincorporated area (*Largo*)
- Strayer University, P.G. Campus, in unincorporated area (*Suitland*)
- TESST College of Technology, located in unincorporated area (*Beltsville*)
- University of Maryland, College Park, in College Park
- University of Maryland University College, in unincorporated area (*Adelphi*)
- Washington Bible College and Capital Bible Seminary, in unincorporated area (*Lanham*)
- The University of Maryland System headquarters are in the unincorporated area of Adelphi

Public schools:

The county's schools are managed by the Prince George's County Public Schools system.

Transportation:

The County contains a large portion of the Capital Beltway. After a decades-long debate, construction began in late 2007 on an east-west toll freeway, the Intercountry Connector ("ICC"), which extends Interstate 370 in Montgomery County in order to connect I-270 with Interstate 95 and U.S. 1 in Laurel. The ICC was completed in 2012. The Washington Metropolitan Area Transit Authority operates Metrobus fixed-route bus service and Metrorail heavy-rail passenger service in and out of the County as well as the regional MetroAccess paratransit system for the handicapped. The Prince George's County Department of Public Works and Transportation also operates TheBus, a County-wide fixed-route bus system, and the Call-A-Bus service for passengers who do not have access to or have difficulty using fixed-route bus service. Call-A-Bus is a demand-response service which generally requires 14-days advance reservations. The county also offers a subsidized taxicab service for elderly and disabled residents called Call-A-Cab in which eligible customers who sign up for the service purchase coupons giving them a 50 percent discount with participating taxicab companies in Prince George's and Montgomery Counties.

AREA AND NEIGHBORHOOD DATA (cont'd):

Fifteen stations of the Washington Metro subway system are located in Prince George's County, with four of them as terminus stations: Greenbelt, New Carrollton, Largo, and Branch Avenue.

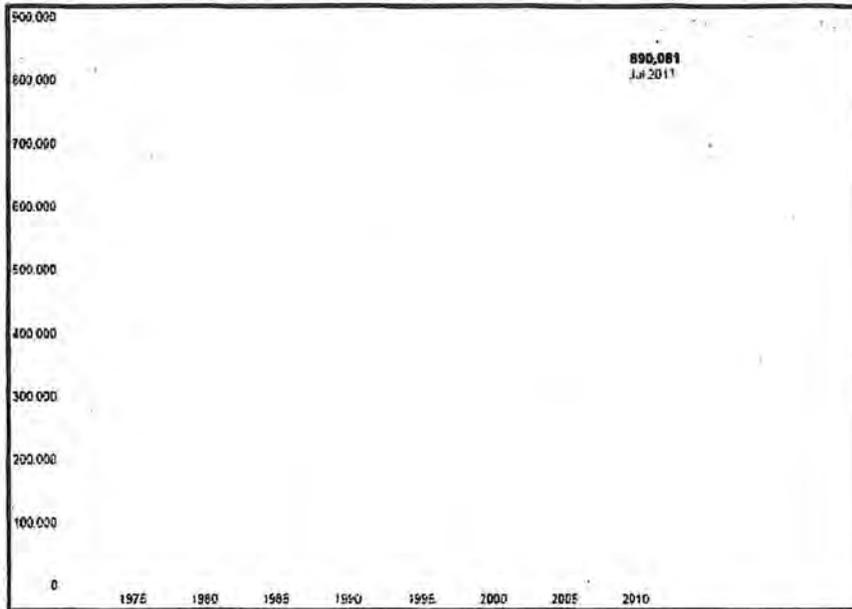
The MARC Train (Maryland Area Rail Commuter) train service has two lines that traverse Prince George's County. The Camden Line runs between Baltimore Camden Station and Washington Union Station and has six stops in the county in Riverdale Park, College Park, Greenbelt, Muirkirk, Laurel, and Laurel Racetrack. The Penn Line runs on the AMTRAK route between Baltimore Penn Station and Washington Union Station. It has three stops in the county: Bowie State, Seabrook, and New Carrollton. The College Park Airport (est. 1909) is the world's oldest continuously operated airport, and has adjacent historical museum and an early aviation-themed restaurant. Residents may use Ronald Reagan Washington National Airport in Arlington County, Virginia, Baltimore–Washington International Thurgood Marshall Airport near Baltimore, and Dulles International Airport in Dulles, Virginia.

Demographics:

According to a 2011 estimate by the U.S. Census Bureau, the county has a population of 871,233. The population density was 1,651/sq mi (638/km²). There were 308,929 housing units in 2008 at an average density of 623/sq mi (241/km²). By the 2008 estimates there were 298,439 households out of which 65.1% are family households and 34.9% were non-family households. 36.4% of households had children under the age of 18 living with them, 44.00% were married couples living together, 19.60% had a female householder with no husband present. 24.10% of all households were made up of individuals and 4.90% had someone living alone who was 65 years of age or older. The average household size was 2.74 persons and the average family size was 3.25 persons.

AREA AND NEIGHBORHOOD DATA (cont'd):

The county's population was 890,081 as of July 2013. Below is a chart illustrating the growth from the beginning of 1982 to July, 2013.



The median income for a household in the county in 2008 was \$71,696, and the median income for a family was \$81,908. The 2008 mean income for a family in the county was \$94,360. As of 2000, males had a median income of \$38,904 versus \$35,718 for females. The 2008 per capita income for the county was \$23,360. About 4.70% of families and 7.40% of the population were below the poverty line, including 9.2% of those under age 18 and 7.1% of those age 65 or over. Almost 38.8% of all households in Prince George's County, earned over \$100,000 in 2008.

AREA AND NEIGHBORHOOD DATA (cont'd):

Below is a chart showing the county's economic condition compared to the nation as a whole.

	County	National
Unemployment Rate	5.6%	6.3%
Recent Job Growth	0.2%	1.2%
Future Job Growth	34.8%	36.1%
Sales Tax	6.0%	6.0%
Income Tax	8.0%	4.7%
Cost of Living Index	111.3	100.0

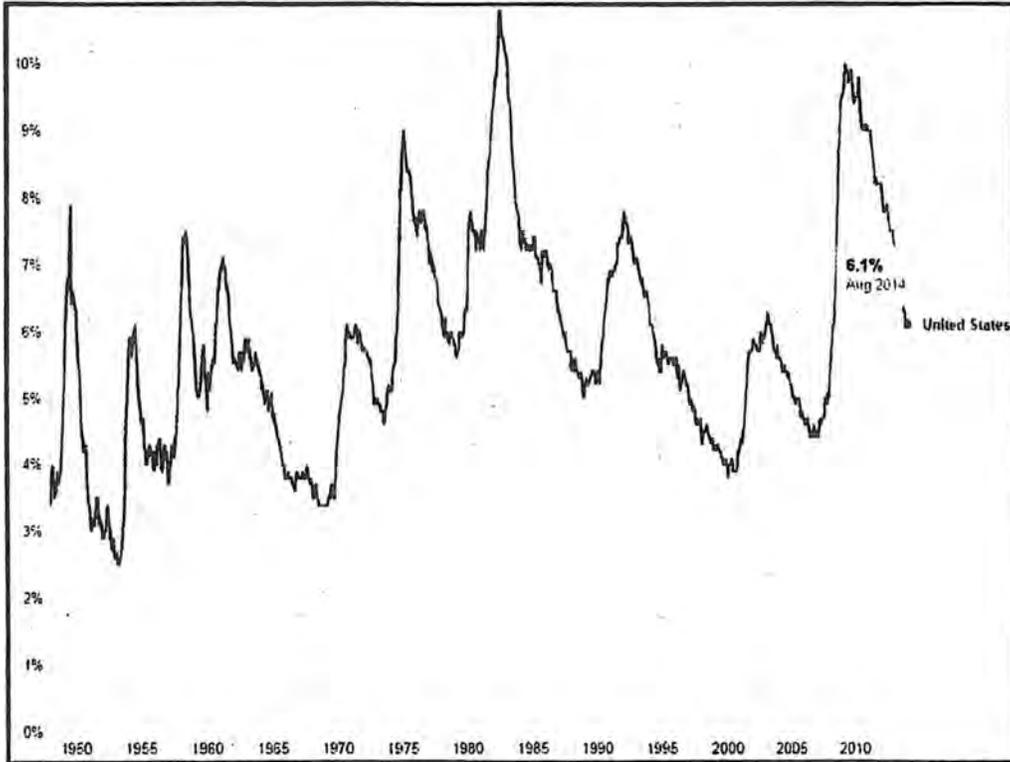
Education:

Below is a chart showing the percentage of the area's population over the age of 25 with high school diplomas, 2-year and 4-year college degrees, and graduate degrees. Below is also the number of students per teacher, librarian, and guidance counselor.

	County	National
High School Graduates	85.6%	85.7%
College Degree - 2 year	6.0%	7.7%
College Degree - 4 year	29.5%	28.5%
Graduate Degree	9.2%	7.4%
Expenditures per Student	\$15,605	\$12,435
Students per Teacher	15.5	15.3
Students per Librarian	904	803
Students per Guidance Counselor	349	513

AREA AND NEIGHBORHOOD DATA (cont'd):

Employment rose recently in manufacturing and in retail trade but was down in construction and in transportation and warehousing. Employment in most other major industries changed little over the month. The graph below depicts the national unemployment rate for the last 60 years, presently 6.1% as of August, 2014.



AREA AND NEIGHBORHOOD DATA (cont'd):

The current unemployment rate for Maryland as of July, 2014, is 6.1%.



The current unemployment rate for Prince George's County as of July, 2014, is 6.9%.



AREA AND NEIGHBORHOOD DATA (cont'd):

Timeline of Important Events in Maryland

2012 Residential 30 year mortgage rates are below 4% for creditworthy borrowers. Gasoline prices are in the \$2.80 per gallon range and are decreasing due to over supply. However, with the increasing unrest in the middle-east and also in N. Korea, this may not continue. The European Union has finally begun to resolve some of the debt crisis issues with Greece, which is evident in the US stock market. The DJIA is now just above 13,000, following the re-election of Barak Obama. Much uncertainty exists in the U.S. economy as well as in the world. The "fiscal cliff" has been pushed back to near the end of February, when the debt ceiling will have to be extended in order to meet obligations. Spending cuts will undoubtedly have to be made, even though our current liberal president would prefer to keep on spending what he's taking from others (both presently and in the future) and to increase taxes even more. The national unemployment rate remains just below 8% and is in a very slow decline after reaching 10% in 2010.

2013 Residential 30 year mortgage rates are just above 4.0% for creditworthy borrowers, not as low as 6 months ago but still very favorable historically. Gasoline prices are in the \$3.50 per gallon range and are increasing due to limited supply as a result of refinery shutdowns and demand for heating oil. The economy is rebounding and is evidenced by the DJIA which has held above 15,000 for several weeks. Money problems in Europe continues to have an impact on world markets and unrest in the Middle-East continues to impact the world economy as well. Recent poisonous gas attacked in Syria have caused additional concerns recently, with the US threatening a military strike. Russia has stepped in and is working on an agreement for Syria to hand over their stockpile of poisonous weapons. The national unemployment rate remains just below 8% but unemployment filings are down.

2014 Residential 30 year mortgage rates are in the 4.25% range for creditworthy borrowers. Mortgage rates have been slowly increasing over the last year. The overall economy remains in a very slow recovery. Recent Treasury Department pullbacks on the "economic stimulus" (bond buybacks) have caused the stock market to fall a few percentage points. Gasoline prices are in the \$3.50 per gallon but the very cold winter has caused natural gas to increase dramatically. The unemployment rate in the region is down and now below 7%, however, much of reduction is due to the fact that many of the unemployed have simply given up looking for a job. Political problems in the Ukraine and reaction by Russia and sanctions imposed by the U.S. have caused a volatile stock market. Also, Iraq has been overtaken by terrorists and Israel and Palestinians continue to fight their war over the Gaza strip. A recent outbreak of the ebola virus has caused many to worry about the spread of this contagious virus for which there is no cure or vaccine.

AREA AND NEIGHBORHOOD DATA (cont'd):

Micro-Sub Market:

College Park is a city in Prince George's County, Maryland. The population was 30,413 at the 2010 United States Census. It is best known as the home of the University of Maryland, College Park, and since 1994 the city has also been home to the "Archives II" facility of the U.S. National Archives. College Park's United States Postal Service ZIP codes are 20740, 20741 (Berwyn Heights; North College Park) and 20742 (University of Maryland). According to the United States Census Bureau, the city has a total area of 5.68 square miles (14.71 km²), of which, 5.64 square miles (14.61 km²) is land and 0.04 square miles (0.10 km²) is water.

The median income for a household in the city was \$50,168, and the median income for a family was \$62,759 (these figures had risen to \$66,953 and \$82,295 respectively as of a 2007 estimate). Males had a median income of \$40,445 versus \$31,631 for females. The per capita income for the city was \$16,026. About 4.2% of families and 19.9% of the population were below the poverty line, including 6.9% of those under age 18 and 9.2% of those age 65 or over.

As of the 2010 census, there were 6,757 households of which 18.4% had children under the age of 18 living with them, 30.6% were married couples living together, 7.9% had a female householder with no husband present, 3.7% had a male householder with no wife present, and 57.8% were non-families. 24.8% of all households were made up of individuals and 6.6% had someone living alone who was 65 years of age or older. The average household size was 2.79 and the average family size was 3.18. The median age in the city was 21.3 years. 7.6% of residents were under the age of 18; 60.7% were between the ages of 18 and 24; 15.7% were from 25 to 44; 11% were from 45 to 64; and 5.1% were 65 years of age or older. The gender makeup of the city was 53.1% male and 46.9% female.

Additional data for Prince George's County can be found in the addenda of this report.

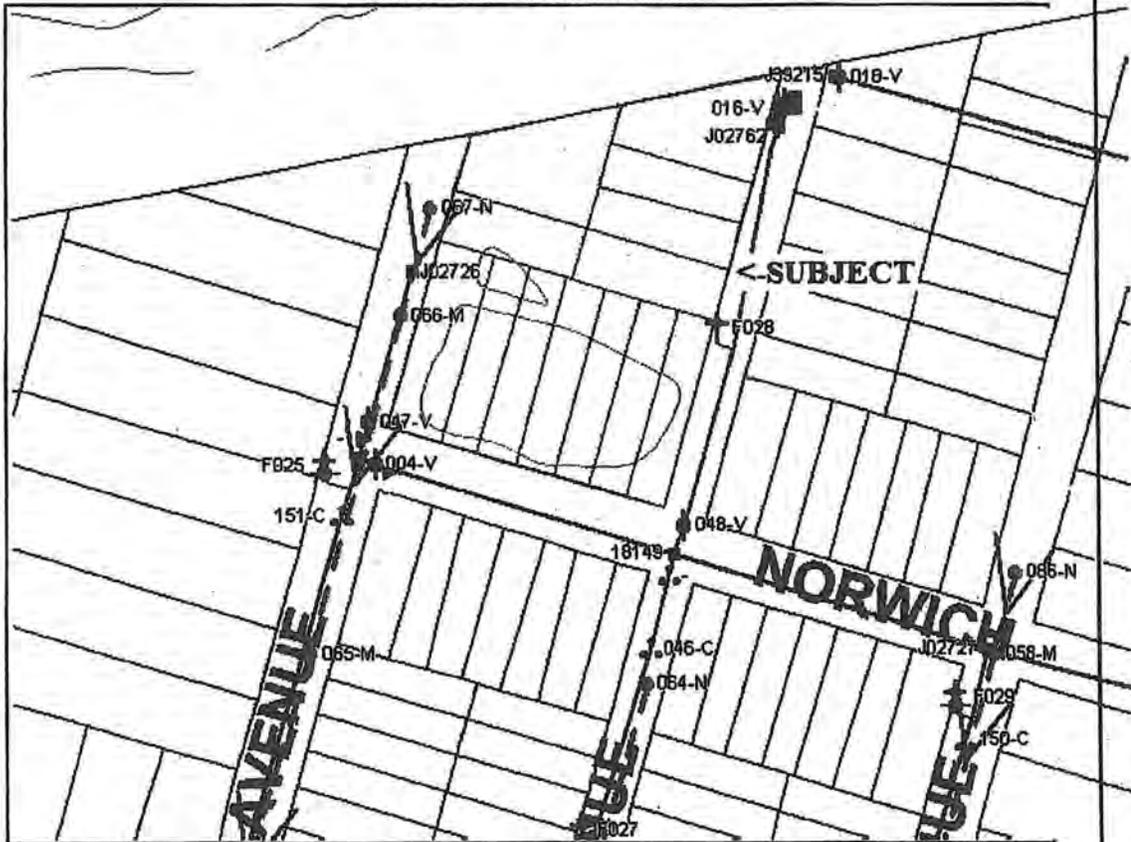
SITE DATA (cont'd):

Easements and Encroachments: None are known or were observed, with the exception of a sanitary sewer that crosses the subject toward the northern section, or rear portion of the property.

According Merlin, Maryland's Environmental Resources & Land Information Network, there are no wetlands onsite.

Utilities: There is electricity, CATV, natural gas, public water & sewer and telephone available to the subject property. Below is an image from the WSSC website, showing the subject property (highlighted in yellow) and the nearby water & sewer lines. An 8" sewer line is present at the corner of Princeton and Norwich Avenues and 6" water line runs along Norwich Road, in front of the subject.

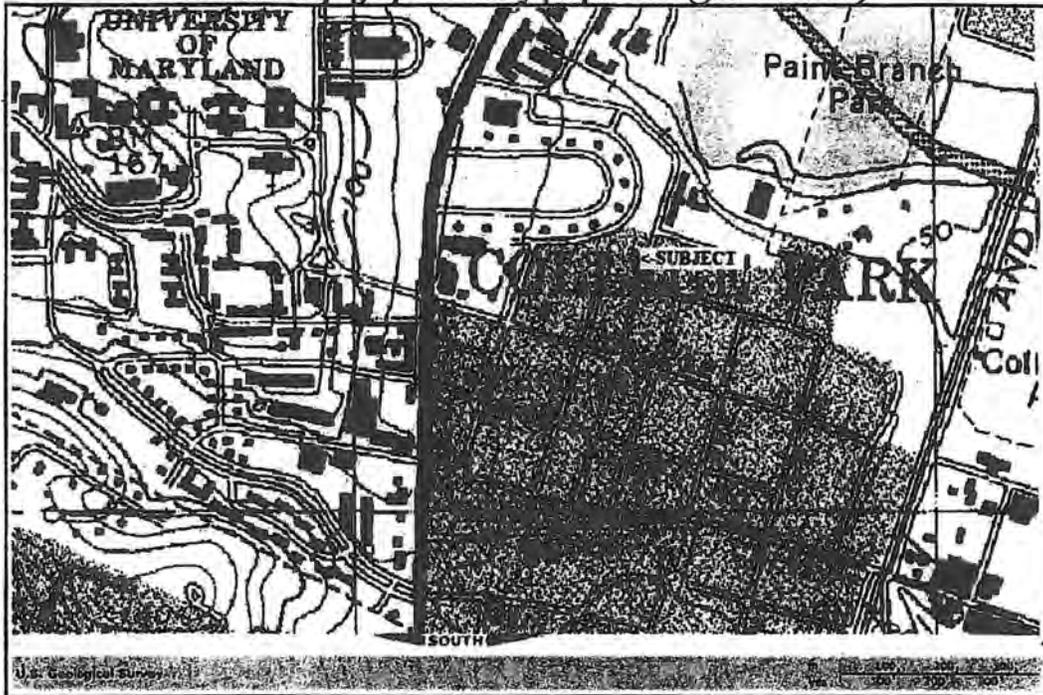
WSSC Water & Sewer Lines



SITE DATA (cont'd):

Hazardous Materials: While the appraiser has received environmental assessment training, he has not been engaged to perform such a study with respect to the subject property. It is an assumption of this appraisal that there are no hazardous conditions or materials present, below or above grade.

U.S.G.S. Topographic Survey (Topo. lines @ 10' intervals)

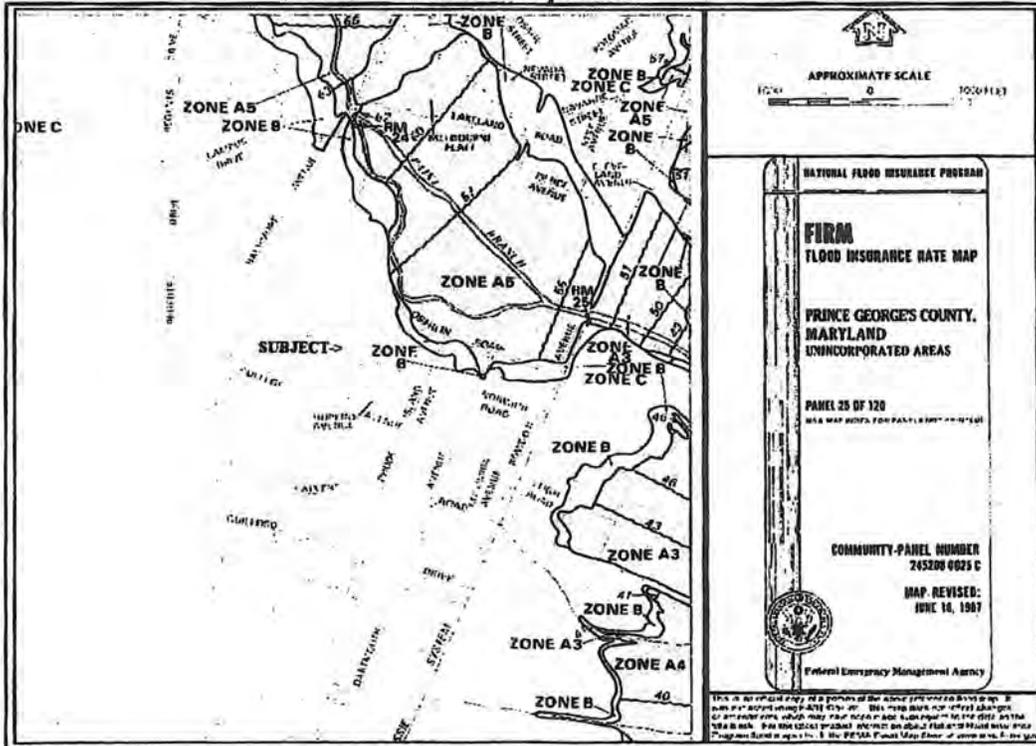


SITE DATA (cont'd):

Flood Zone Information:

The subject is in zone C in the Federal Emergency Agency's (FEMA) Flood Map panel 2452080025C (dated 6/18/87), and shows the subject in Zone C - an area with no 100-year flood plain areas. Below is a digitized rendering of this map showing the approximate location of the subject property.

FEMA Map Panel



Additional site information can be gleaned from the attached tax map & photographs.

IMPROVEMENT DATA:

The subject is improved with a fraternity house (essentially a large single-family dwelling). It is in disrepair and was originally built in the 1930's, with an addition made in the 1960's, and has been used by the Sigma Chi since about 1949. The building has been vacant since 2001 and suffered from an arson fire in 2004 which was mostly in the basement.

The building is a masonry, brick structure that is 2-½ stories above grade, plus a full basement. The above grade building area (GBA) is 9,050 ft², computed in the attached WinSketch in the addenda of this report. When including the basement the total building area is 12,670 ft².

Windows and doors are boarded-up and need to be replaced. The roof is a gabled roof with slate shingles. An interior inspection was not possible, due to the condition and safety concerns. I was previously provided a copy of an architectural and engineering report by Keast & Hood Co. of Washington, DC and Waldon Studio Architects of Columbia, Maryland. These were provided to me by the University of Maryland in the performance of a prior appraisal. From these reports it has been concluded that all interior surfaces need to be removed (gutted) and the interior re-built, including plumbing, electrical and HVAC systems. The exterior and structural components appear to be sound for the most part.

Aerial View (Looking North)



HISTORICAL DATA:

The subject has been under the same ownership for over 10 years.

The subject was listed for sale on September 5, 2007 for \$1,000,000 through Victor Bradford of ReMax Advantage Realty (301-785-8777) and was exposed to the market for 42 days. There were three (3) offers that were all over the asking price, but they all wanted to raze the building and the seller wouldn't sign any offers. This was due to contingencies and the impending historic district designation that would eliminate the ability to raze the existing buildings. It was withdrawn from the market on October 17, 2007.

LEASE DATA:

The subject is not encumbered by any lease agreements other than those for spaces, leased on a monthly basis. These short term or temporary leases have no impact on the market value of the fee simple estate.

HIGHEST AND BEST USE:

Highest and best use as defined as;

“That reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value”

In analyzing the highest and best use of the site, careful consideration has been given to the following information:

- (a) Data relating to existing land use regulations and any reasonable probable modification thereof.
- (b) The economic demand and feasibility of its proposed use.
- (c) An analysis of neighborhood trends influencing its proposed use.

An examination of both land as though vacant and property as improved must meet four criteria. A use must be legally permissible, physically possible, financially feasible, and maximally productive. These criteria are often considered sequentially. Tests of legal permissibility and physical possibility must be applied first, because a use may be financially feasible but is irrelevant if it is physically impossible or legally prohibited.

On the following pages is a discussion of the highest and best use of the subject property. First, the subject will be evaluated as though vacant. A decision must then be made to improve the site or leave it vacant. If the site is to be improved, an ideal improvement must be determined and compared to the existing improvements. Then, it must be determined if the subject's improvements should be removed, remain the same, or be modified in order to conform more closely to the ideal improvement.

HIGHEST AND BEST USE (cont'd.):

AS THOUGH VACANT:

1) **Legally Permissible** - In all cases an appraiser must determine which uses are legally permissible. Private restrictions, zoning, building codes, historic district controls, and environmental regulations are some of the issues that must be investigated because they may preclude many potential uses.

The subject zoning permit's a vast range of uses including residential, retail, offices as well as some public type properties such as fire, police etc... I spoke with Howard Berger, planner with the Prince George's County Historic Preservation Commission office (301) 952-4712. He said that the building should be retained and that the building could likely be expanded or another building erected. The guidelines of the historic district, as well as those by the M-U-I zoning district, and the market will dictate what is built. Height would likely be limited to 3-stories due to the abutting building heights.

It is important to note that while building heights will likely constrain any new development, even once the existing improvements have been removed from the site – a hypothetical assumption of this appraisal.

No unusual legal constraints or private restrictions limit the ability to develop the subject site to its highest and best use.

2) **Physically Possible** - The size, shape, area, terrain, and accessibility of a parcel of land and the risk of natural disasters such as floods, mudslides or earthquakes affect the uses under which a site can be developed. Also of great importance is the availability and proximity of the necessary utilities for a particular use.

The utility of a parcel may also depend on its frontage and depth. Irregularly shaped parcels can cost more to develop and, after development, may have less utility than regularly shaped parcels of the same size. Ease of access enhances the utility of a site.

The subject has the physical attributes conducive for development of all legally permissible uses.

3) **Financial Feasibility** - The subject is surrounded by other multi-family, residential users that serve primarily the students at the nearby University of Maryland.

4) **Maximally Productive** - Development with a mixed-use, residential building with some limited, local needs ground level retail uses, represents the subject's maximally productive use.

HIGHEST AND BEST USE (cont'd.):

CONCLUSION - AS THOUGH VACANT:

The highest and best use of the subject site, as though vacant, is for development with a mixed-use, residential/retail building that maximizes the building size while at the same time providing adequate parking.

AS IMPROVED:

With the exception of the existing parking lot, the subject is essentially vacant land.

CONCLUSION - AS IMPROVED:

The highest and best use of the subject, as improved, is for development of a mixed-use, retail/residential building.

VALUATION PREMISE:

Your appraiser has analyzed three approaches to value in estimating the current market value of the subject. I have assumed that the existing improvements have been razed and removed from the site. This is a hypothetical condition and is defined herein. An explanation of these approaches can be found below.

Cost Approach - Because the subject's improvements are not being considered and it has been assumed that they have been removed, the subject is being valued as if it were vacant land and as a result the cost approach does not apply.

Sales Comparison Approach - Traditionally, an appraisal procedure in which the market value estimate is predicated upon prices paid in actual market transactions and current listings, the former fixing the lower limit of value in a static or advancing market (pricewise); and the latter fixing the higher limit of value in any market. It is a process of analyzing the sales of similar recently sold property in order to derive an indication of the most probable sales price of the property being appraised. The reliability of this technique is dependent upon:

- (a) the reliability of comparable sales data
- (b) the verification of the sales data
- (c) the degree of comparability or extent of the adjustment necessary for time differences affecting the sale.
- (d) the absence of non-typical conditions

This approach has been employed in estimating the subject's market value. On all sales, the appraiser was unaware of any financing concessions or terms that would strongly affect value. Financing data provided to the appraiser indicates that for the most part, the financing reflected typical market conditions. If a sale received any financing that affected the sales price, a cash equivalency will be performed, and this figure will be used throughout the appraisal.

VALUATION PREMISE (cont'd.):

Income Capitalization Approach - Because the subject's improvements are not being considered and it has been assumed that they have been removed, and also since this type of land is not typically viewed as income-producing property, the subject is being valued as if it were vacant land and as a result the income capitalization approach does not apply.

Exposure & Marketing Time:

Exposure time is defined as;

- "1. The time a property remains on the market.

2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal.

The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. Exposure time is different for various types of real estate and value ranges and under various market conditions. (Appraisal Standards Board of The Appraisal Foundation, Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Market Value Estimates," October 1992).

There are two ways to determine a likely exposure time for a property: 1) inference or projections made from statistical data regarding how long similar, recently sold properties were on the market before selling; and 2) information gathered from interviews with current market participants of similar properties in the same area. The exposure times for recent comparable sales is probably the best indicator of the exposure time for the subject property.

VALUATION PREMISE (cont'd.):

Marketing Time is defined as;

“Marketing Time is an opinion of the amount of time it might take to sell a property interest in real estate at the concluded market value level during the period immediately after the effective date of an appraisal.

Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.

Rationale and Method for Developing a Marketing Time Opinion

The development of a marketing time opinion uses some of the same data analyzed in the process of developing a reasonable exposure time opinion as part of the appraisal process. This includes statistical information about days on market, information gathered through sales verification, interviews of market participants and anticipated changes in market conditions from observations made by the appraiser.

Related information garnered through this process includes other market conditions that may affect marketing time, such as the identification of typical buyers and sellers for the type of real estate involved and typical equity investment levels and/or financing terms. The reasonable marketing time is a function of price, time, use, and anticipated market conditions such as changes in the cost and availability of funds—not an isolated opinion of time alone.

Lastly, brokers and leasing agents interviewed during the appraisal process indicated that they believed the subject would sell within twelve months if the property were properly marketed, at an appropriate price and commission rate.

In conclusion, it is our opinion that both the exposure and marketing time for the subject, assuming marketing efforts equal to those typical for competing properties of this type in the local submarket, would be within one year.

Philip R. Lamb & Co., Inc.

SALES COMPARISON APPROACH:

Included in the addenda of this report is an itemized list, marked as "Schedule A - Comparable Land Sales", of properties, felt to be most similar to the subject. The following adjustment grid adjusts each of the sales to the subject and provides an indicated value for the subject, based upon the adjusted value per square foot (ft²) for each sale.

LAND SALES SPREADSHEET

	SUBJECT	SALE #1	ADJ	SALE #2	ADJ	SALE #3	ADJ	SALE #4	ADJ
ADDRESS	Norwich Road	8900 Baltimore Ave		8320 Baltimore Ave		7501 Baltimore Ave		7720 Mowatt Lane	
CITY, STATE	College Park, MD	College Park, MD		College Park, MD		College Park, MD		College Park, MD	
SALE PRICE		\$800,000		\$3,165,881		\$6,250,000		\$7,300,000	
SALE PRICE / UNIT		\$45.14		\$86.94		\$54.06		\$62.07	
PROPERTY RIGHTS	FEE SIMPLE	FEE SIMPLE	0.00%	FEE SIMPLE	0.00%	FEE SIMPLE	0.00%	FEE SIMPLE	0.00%
ADJUSTED SALE PRICE		\$800,000		\$3,165,881		\$6,250,000		\$7,300,000	
FINANCING TERMS		MARKET	0.00%	MARKET	0.00%	MARKET	0.00%	MARKET	0.00%
ADJUSTED SALE PRICE		\$800,000		\$3,165,881		\$6,250,000		\$7,300,000	
SALE CONDITIONS		MARKET	0.00%	MARKET	0.00%	MARKET	0.00%	MARKET	0.00%
ADJUSTED SALE PRICE		\$800,000		\$3,165,881		\$6,250,000		\$7,300,000	
WORK AFTER SALE		demo bldg.	3.75%	demo bldg.	3.16%	demo bldg.	1.60%	demo bldg.	0.68%
ADJUSTED SALE PRICE		\$830,000		\$3,265,881		\$6,350,000		\$7,350,000	
MARKET COND. (TIME)	10/16/2014	3/16/2010	0.00%	1/7/2010	0.00%	11/3/2010	0.00%	6/20/2011	0.00%
ANNUAL MARKET CHG	0.00%								
ADJUSTED SALE PRICE		\$830,000		\$3,265,881		\$6,350,000		\$7,350,000	
LAND AREA	35,196	17,724		36,414		115,613		117,612	
ADJ SALE PRICE / UNIT		\$46.83		\$89.69		\$54.92		\$62.49	
LOCATION	AVG-GOOD	INFERIOR	10.00%	SUPERIOR	-35.00%	SUPERIOR	-30.00%	SUPERIOR	-10.00%
ZONING	MU/000/Hist Distr.	M-U/000	-15.00%	M-U/000	-15.00%	M-U/000	-15.00%	M-X-T	-15.00%
ECONOMIES OF SCALE		COMPARABLE	0.00%	COMPARABLE	0.00%	LARGER	10.00%	LARGER	10.00%
SITE FEATURES	AVERAGE	COMPARABLE	0.00%	COMPARABLE	0.00%	COMPARABLE	0.00%	COMPARABLE	0.00%
OTHER	NONE	NONE	0.00%	NONE	0.00%	NONE	0.00%	NONE	0.00%
TOTAL ADJUSTMENTS			-5.00%		-50.00%		-35.00%		-15.00%
INDICATED UNIT VALUE		\$44.49		\$44.84		\$35.70		\$53.12	
INDICATED SUB. VALUE		\$1,585,789		\$1,578,321		\$1,256,532		\$1,869,597	

Below and on the following page is an explanation of the adjustments made to each of the sales, and of the computations done to arrive at the value estimate for the subject.

Sale #1 was adjusted +\$30k or 3.75% for demolition. The location is also inferior to the subject and a +10% adjustment is warranted. Lastly, since the subject is in an historic district which will increase the cost of development and also dramatically impact the density of development due to restricted building heights, a -15% zoning adjustment is warranted.

Sale #2 was adjusted +\$100k or 3.16% for demolition. It was also adjusted -35% for a superior location, having superior visibility on Baltimore Avenue (US Route 1). Lastly, since the subject is in an historic district which will increase the cost of development and also dramatically impact the density of development due to restricted building heights, a -15% zoning adjustment is warranted.

SALES COMPARISON APPROACH (cont'd):

Sale #3 was adjusted +\$100k or +1.60% for demolition of the existing commercial building. Also, a -30% adjustment was made for a superior location, being in the very busy commercial section along Route 1 that services the university community. Since the subject is in an historic district which will increase the cost of development and also dramatically impact the density of development due to restricted building heights, a -15% zoning adjustment is warranted.. Lastly, this is also a larger site and a +10% economies of scale adjustment was made.

Sale #4 was adjusted +\$50k or +0.68% for demolition of the existing commercial building. Also, a -10% adjustment was made for a superior location, being closer to the main campus and support facilities. Since the subject is in an historic district which will increase the cost of development and also dramatically impact the density of development due to restricted building heights, a -15% zoning adjustment is warranted.. Lastly, this is a larger site and a +10% economies of scale adjustment was made.

Below are some current listings which provide additional market data.

8430 Baltimore Avenue, College Park, Maryland is for sale with an asking price of \$1,600,000. It has been listed for sale for about 2-1/2 years. The site contains 1.15 acres and is zoned M-U-I. It is found on the west side of US Route 1 and is located across from College Park Place, the former Koon's Ford dealership. The asking price equals \$32.02 per ft².

9621 Baltimore Avenue, College Park, Maryland is for sale with a list price of \$1,200,000. It has been listed for sale for roughly 6 months. The site contains 0.44 acres and is zoned M-U-C. It is found on the east side of US Route 1 and is located just south of the Capital Beltway and Cherry Hill Road. The asking price equals \$62.77 per ft².

Following all adjustments, a rounded range of \$36.00 to \$53.00 per ft² is realized. With this range in mind and considering the available listings a unit value of \$45.00 per ft² is well supported. This figure will be used in the computations on the following page.

Subject, with 35,196 ft² of land at \$45.00 per ft² = \$1,583,820

Rounded to \$1,575,000

RECONCILIATION AND FINAL VALUE ESTIMATE:

Reconciliation is defined as "...the analysis of alternative conclusions to arrive at a final value estimate".⁴ The following is a discussion of each approach, examining the applicability of each method and the reliability of the market data supporting each approach. The indicated values from the applicable approaches are as follows.

Cost Approach	not applicable
Sales Comparison Approach	\$1,575,000
Income Approach	not applicable

The sales comparison approach was used exclusively due to the type of subject property. This mimics the actions of the typical purchaser for this type of property. Because the subject's improvements are not being considered and it has been assumed that they have been removed, and also since this type of land is not typically viewed as income-producing property, the subject is being valued as if it were vacant land and as a result the income capitalization and cost approaches do not apply.

I have assumed that the existing improvements have been razed and removed from the site. This is a hypothetical condition and is defined herein. This appraisal is subject to the attached assumptions and limiting conditions. It was not based on a requested minimum valuation, specific valuation or the approval of a loan. Based on current market data, if the subject property were listed for sale with an experienced broker at a competitive price, it would sell within one (1) year.

- FINAL VALUATION -

As a result of my study and analysis, I am of the considered opinion that the market value of the fee simple interest in the subject property, assuming that the existing improvements have been removed from the site, as of the effective date of this appraisal, October 16, 2014, is

\$1,575,000
(One Million Five Hundred Seventy-Five Thousand Dollars)

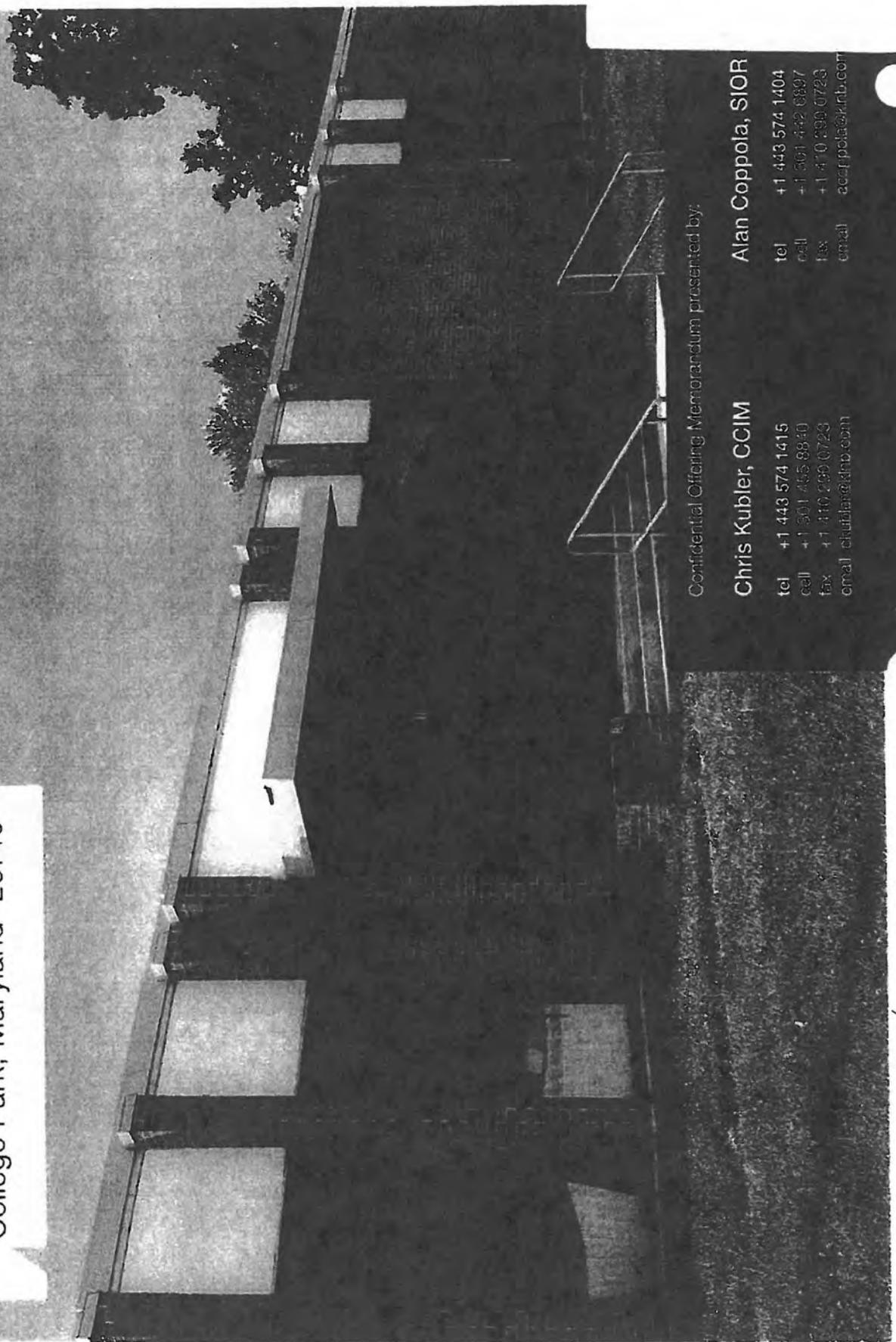
⁴ *The Appraisal of Real Estate*, (Chicago, IL: Appraisal Institute, 1996), pg. 601

6

Stone Industrial site

Stone Industrial Campus
9207 51st Avenue
College Park, Maryland 20740

NAIKLNB
Commercial Real Estate Services, Worldwide



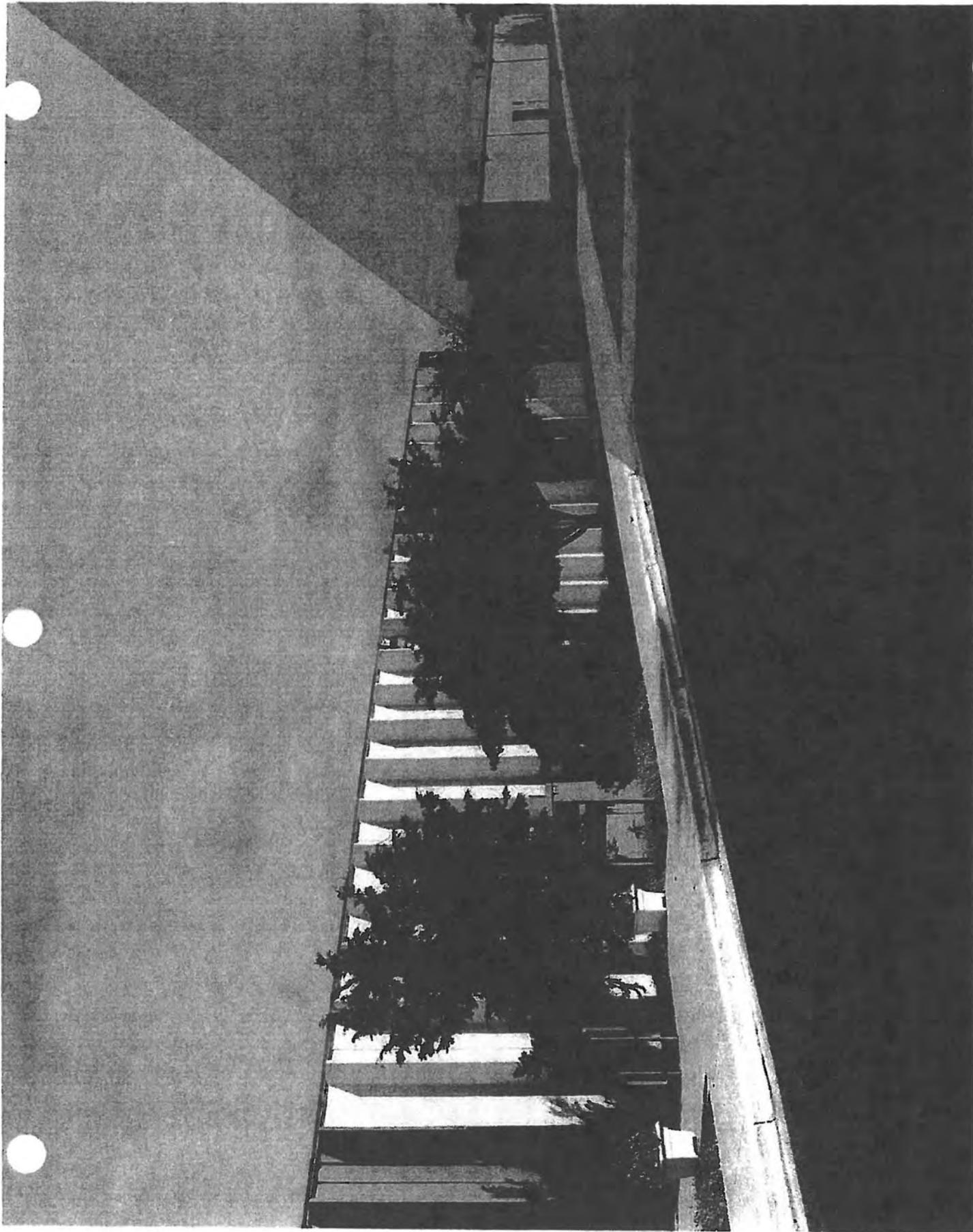
Confidential Offering Memorandum presented by:

Chris Kubler, CCIM

tel +1 443 574 1415
cell +1 301 435 8840
fax +1 410 289 0723
email ckubler@klnb.com

Alan Coppola, SIOR

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email accoppola@klnb.com



NAI KLNB ("Broker") has been retained by the owner of Stone Industrial Campus in College Park, Maryland ("Property") as the exclusive broker for this acquisition opportunity.

This Offering Memorandum has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim an responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification

of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject

any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

NAI KLNB
Suite 350
6011 University Boulevard
Ellicott City, Maryland

tel +1 410 290 1110
fax +1 410 290 0723
www.naiklnb.com

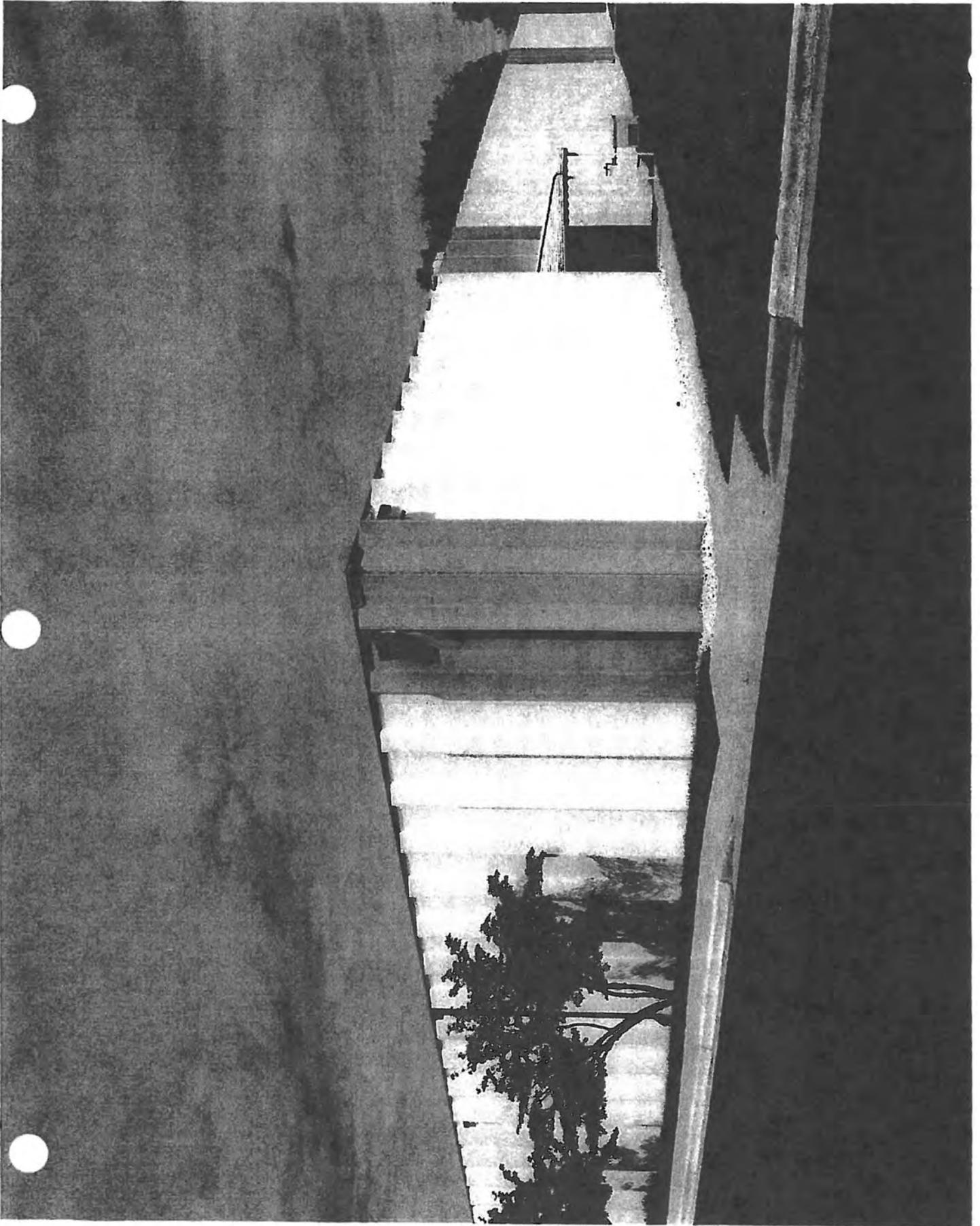




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- College Park Industrial Market Overview
- College Park Multifamily Analytics
- College Park Overview of New Development

Stone Industrial Campus

About The Offering

Located inside the Capital Beltway and just minutes from the University of Maryland and the Nation's Capital, the Stone Industrial Campus (the "Property") comprises a 16.89-acre site improved by three office and industrial buildings totaling 113,089 rentable square feet.

The bulk of the Property is zoned I-2 (heavy industrial) supporting a wide range of industrial uses by right. [small portions of the property are zoned residential; see site plan for more detail]. The Takoma Park/College Park industrial submarket has historically maintained extremely high occupancy rates, typically below six percent looking back over the past decade.

The Maryland National Capital Park and Planning Commission (M-NCPPC) approved the Greenbelt Metro Area Sector Plan and Sectional Map Amendment in 2001. The Sector Plan recommends the eventual phasing out of industrial uses in this neighborhood and replacing those industrial uses with medium-density residential development.

As such the offering represents tremendous flexibility with the possibility of (a) occupancy by an owner-occupant requiring the flexible heavy industrial I-2 zoning, (b) lease-up of the existing industrial buildings by an investor, or (c) development of the site with new industrial or residential buildings.



About College Park

College Park, Maryland has entered a period of significant growth, with a wide range of retail, residential, and office development underway and detailed within this offering memorandum. Home to the University of Maryland, the average household income in the trade area stands at \$81,490. There are 45,490 daytime employees in the trade area, and 37,631 students enrolled at the university.

Top employers include the University of Maryland, University of Maryland University College, National Archives, National Oceanic and Atmospheric Administration, Food and Drug Administration, American Center for Physics, and IKEA.

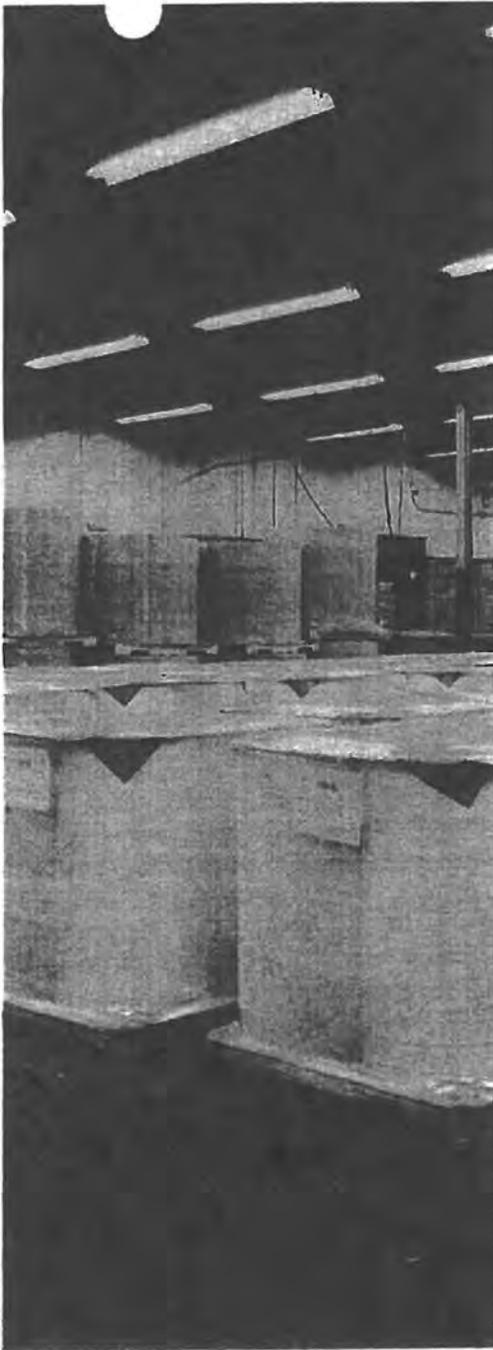
Tenancy

- Tenant is Precision Products Group, Inc.
- Tenant currently leases the entire 71,400 square foot manufacturing building and 6,125 square feet of the warehouse building (see site plan) for a total of 77,525 square feet.
- Lease expiration date is June 12, 2016
- Base Rent is \$190,000 per year.
- Tenant is responsible for its pro rata share of taxes, insurance, and common area maintenance.

Offering Terms and Conditions

- Open bid – no formal asking price
- Purchase price should be payable "all cash" to the seller at settlement.
- Other terms and conditions shall be in accordance with the Owner's purchase and sale agreement, which will include among other things an acknowledgment that the Property is being sold an "as-is" basis.
- The Seller reserves the unrestricted right to refuse all offers and to change terms and conditions as required.





Schedule

- Beginning October 7, 2014: Distribution of offering memorandum.
- November 10, 2014: Offers due.
- The Owner reserves the right to respond to earlier, acceptable offers.

Contact Information

Christopher B. Kubler, CCIM
6011 University Boulevard
Suite 350
Ellicott City, MD 21043
443.574.1415
ckubler@klnb.com

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443.574.1404
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Possible FBI Headquarters in Greenbelt

The Property is less than one mile by foot from the Greenbelt Metro Station, home to an 82-acre site that is one of three finalists – and arguably the front-runner – to become the new FBI Headquarters.

The FBI would bring with it a new 2.1 million square foot campus and, in the words of the Washington Post, 'a federal mini-city that would likely include ancillary housing, shopping, offices and hotels.'

The Prince George's County Government is backing the site -- over another in the County -- by offering a subsidy package worth \$112 million. The FBI's third option is disadvantaged by the fact that it is already home already a secure CIA facility in operation.

The Stone Industrial Campus would be a clear beneficiary to such a massive federal presence, as it is likely to create significant spillover demand for both commercial space from government contractors, for hotel space, and for housing for government workers. All these uses could potentially be accommodated on the Property.

Key Highlights:

- Rare I-2 heavy industrial zoning is highly valued and permits a wide range of by-right uses.
- In-place income provides for a "covered" land investment yielding positive cash flow while the property is redeveloped.
- In-place income can be supplemented through lease-up of vacant space to one or more industrial or office users.
- Both the City of College Park and Maryland National Capital Park and Planning are on record as supporting redevelopment of the site to medium density residential use.
- Rare large infill site with proximity to the Capital Beltway, downtown Washington, and the University of Maryland College Park campus.
- Industrial leasing fundamentals of College Park are outstanding with historic vacancy rate below six percent even through economic downturns.
- Less than one mile by foot to Greenbelt Metro Station.
- Contemplated pedestrian bridge would directly connect the site to retail amenities planned at the 87 acre mixed-use Greenbelt Station and allow for more direct walking access to the Greenbelt Metro Station. Greenbelt Station lies just east of the Property on the opposite side of the railroad tracks.
- A site at the nearby Greenbelt Metro Station is a finalist for the relocation of the FBI headquarters. Were Greenbelt to land the FBI, it could drive significant further demand for residences as well as for office and warehouse/research and development space nearby. A win would also mean an influx of 11,000 workers into the area.



Property Summary

Overview

Address
9207 51st Avenue, College Park, Maryland 20740

Property Tax ID#
21-2401552

Land Area
16.89 Acres

Gross Building Area (net rentable is slightly less)

Office Building	11,175 square feet
Manufacturing Building	73,038 square feet
Warehouse Building	<u>31,135 square feet</u>
Total	115,348 square feet

Percent Office Space

Office Building	100%
Manufacturing Building	11%
Warehouse Building	0%

Year Built

Office Building	1972 (renovated 2007)
Manufacturing Building	1954 (renovated 1972)
Warehouse Building	1954 (renovated 2003)

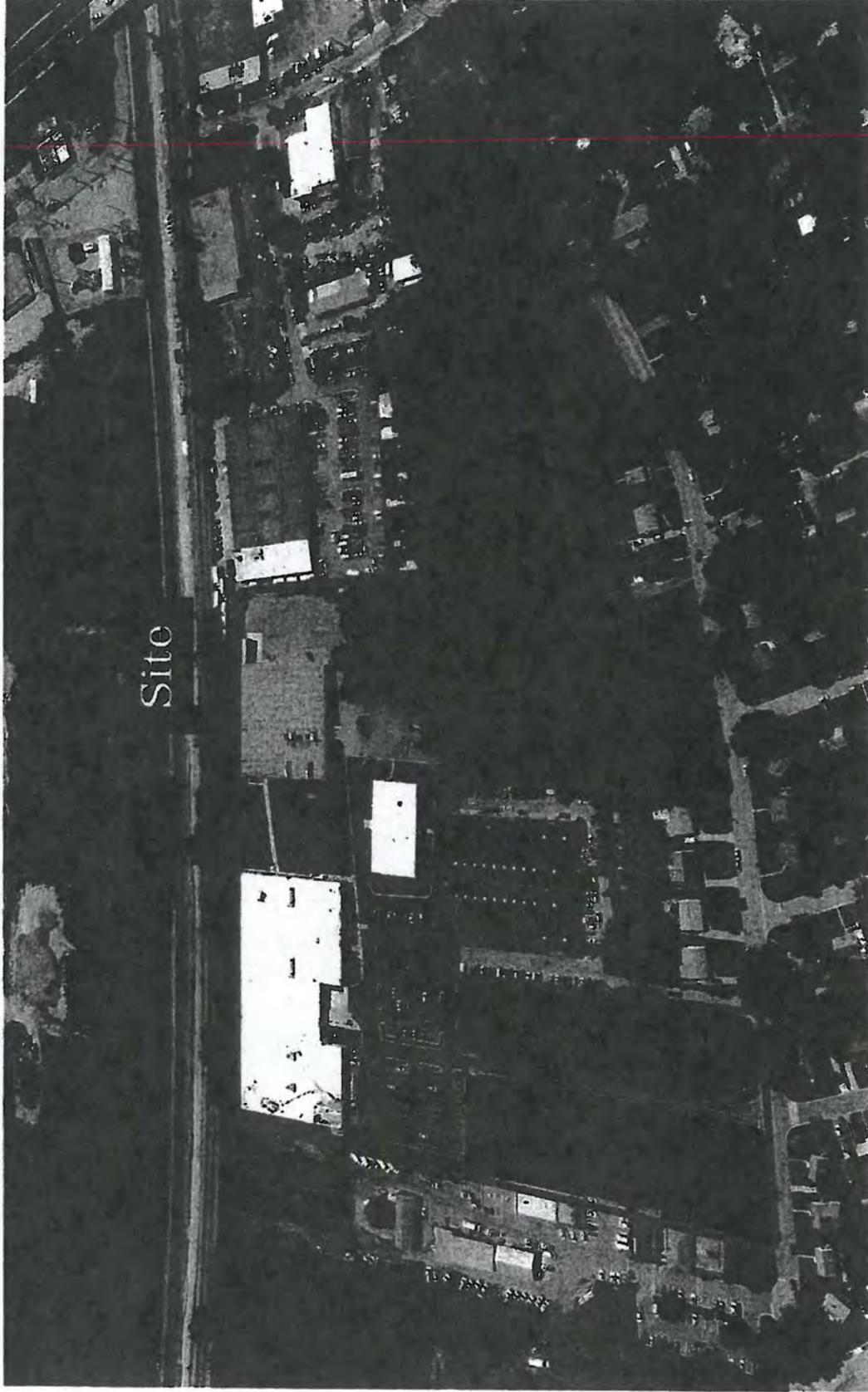
Zoning Designation
Bulk of the property is zoned I-2 (heavy industrial). Permits highly intensive industrial and manufacturing uses with 10 percent green space required. Small portions of the property fronting 51st Avenue are zoned R-55 (one-family detached residential) which provides for small single family detached residential lots and higher density single family detached subdivision development. See site plan for more detail.

Construction

Foundation:	Concrete slab
Basement:	None
Structure Frame:	Masonry and steel
Exterior Walls:	Office building is brick, manufacturing and warehouse are concrete block
Walls:	Wallpaper and drywall in office, pre-stressed concrete in warehouse/manufacturing areas
Windows:	Single pane in aluminum frame
Roof:	Flat build-up
Floors:	Carpet in Office, Finished concrete elsewhere
Floor Plate:	All three buildings are one story
Clear Height:	Office 10', Manufacturing 17', Warehouse 18'
Ceiling:	Lay-in acoustical tile in office, pre-stressed concrete in warehouse/manufacturing areas
Dock Height Loading Doors:	Manufacturing 3, Warehouse 3
HVAC:	Rooftop packaged units service office areas; Heat is supplied by a combination of gas fired boiler and ceiling hung space heaters
Electrical:	Adequate in office area, 3,000+ amps in manufacturing building, 1,800 amps in warehouse building
Sprinklers:	Manufacturing and warehouse buildings are fully sprinklered

Property Aerials & Map

2 Property Summary



Aerial View



Aerial View

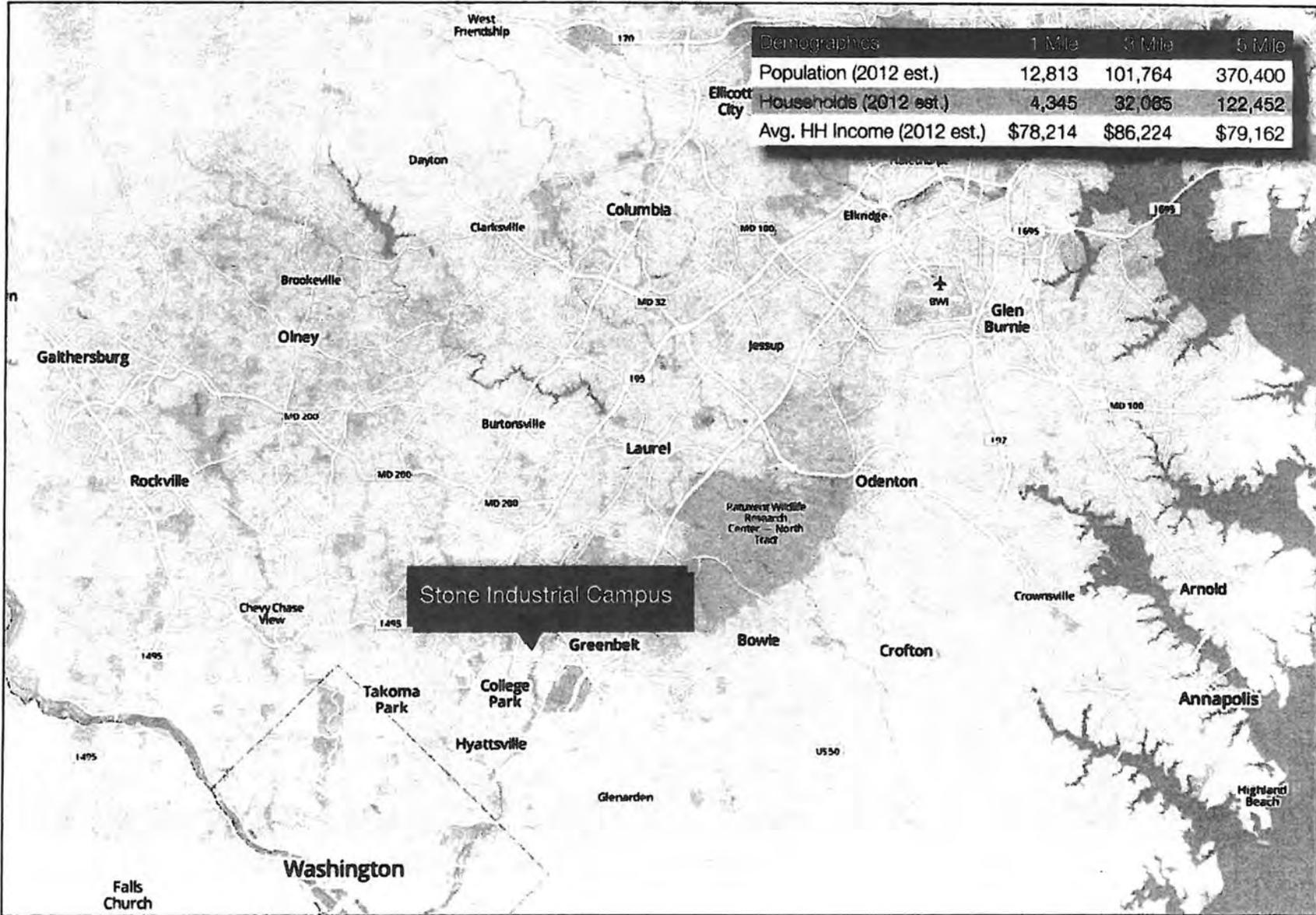


2 Property Summary

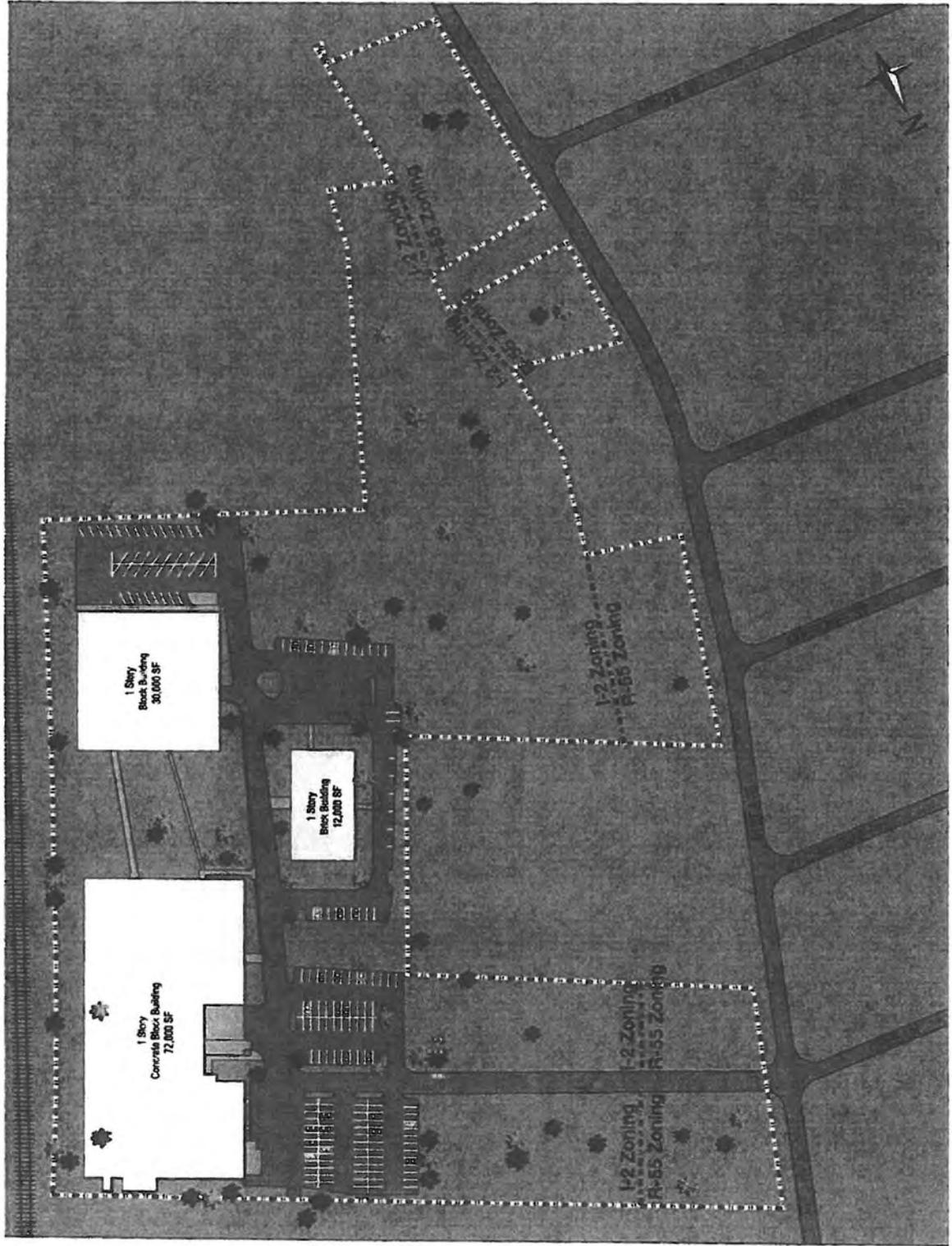
Aerial View - Retail Amenities



Regional Map

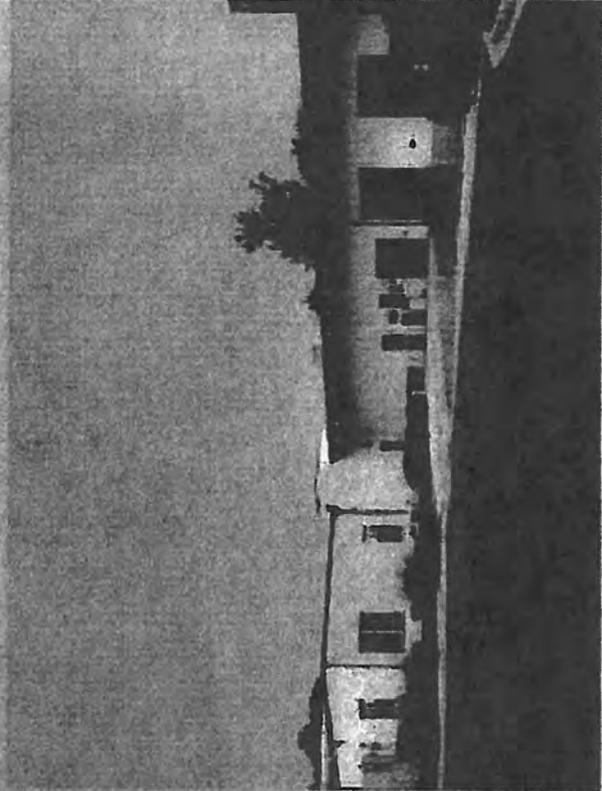
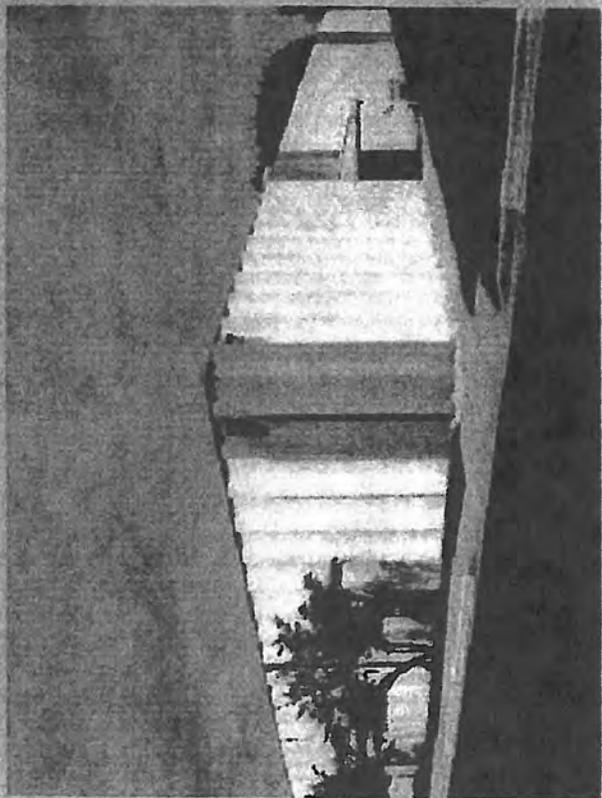
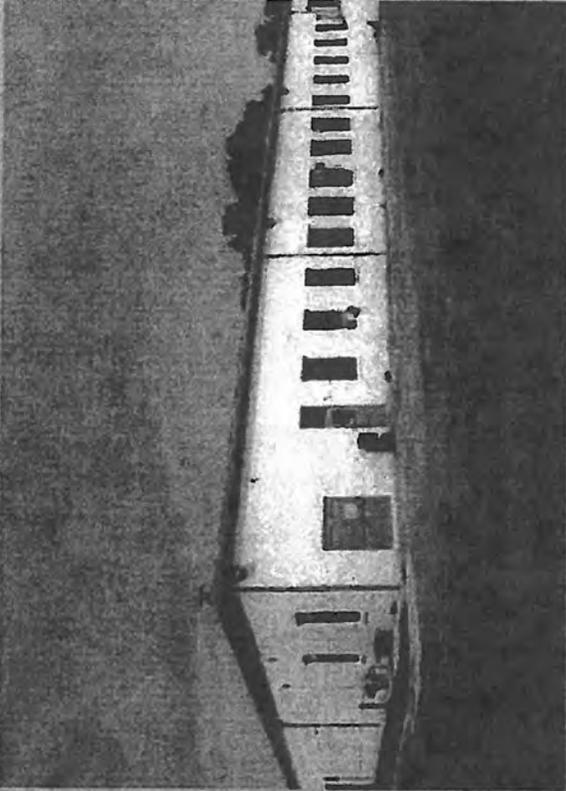
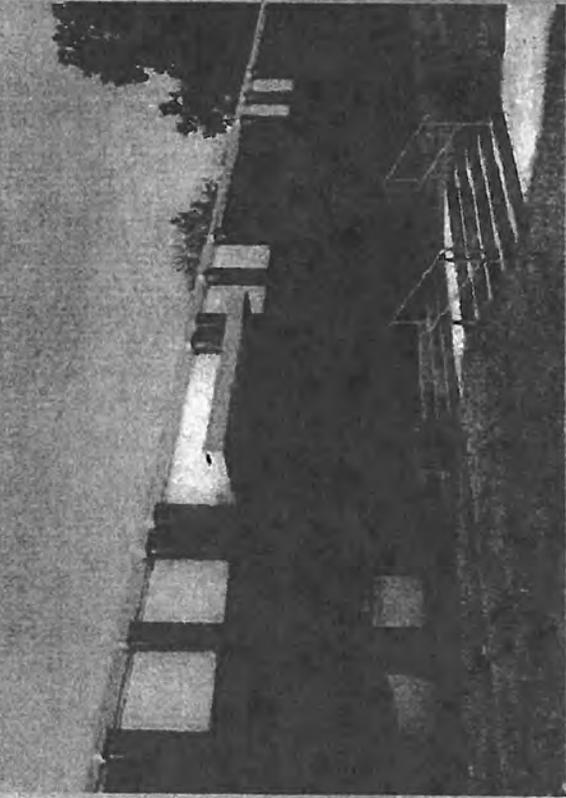


Stone Industrial Campus Site Plan

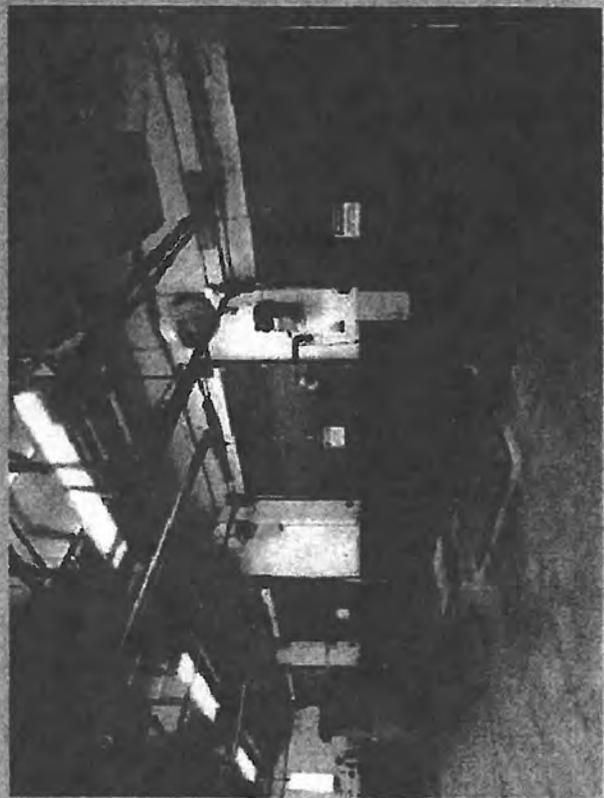
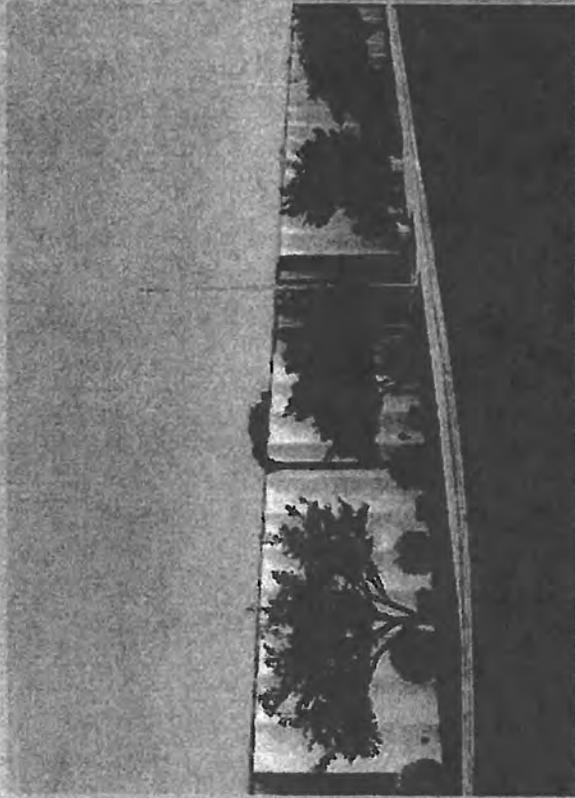


** The entire entrance driveway is zoned I-2.

Interior & Exterior Views

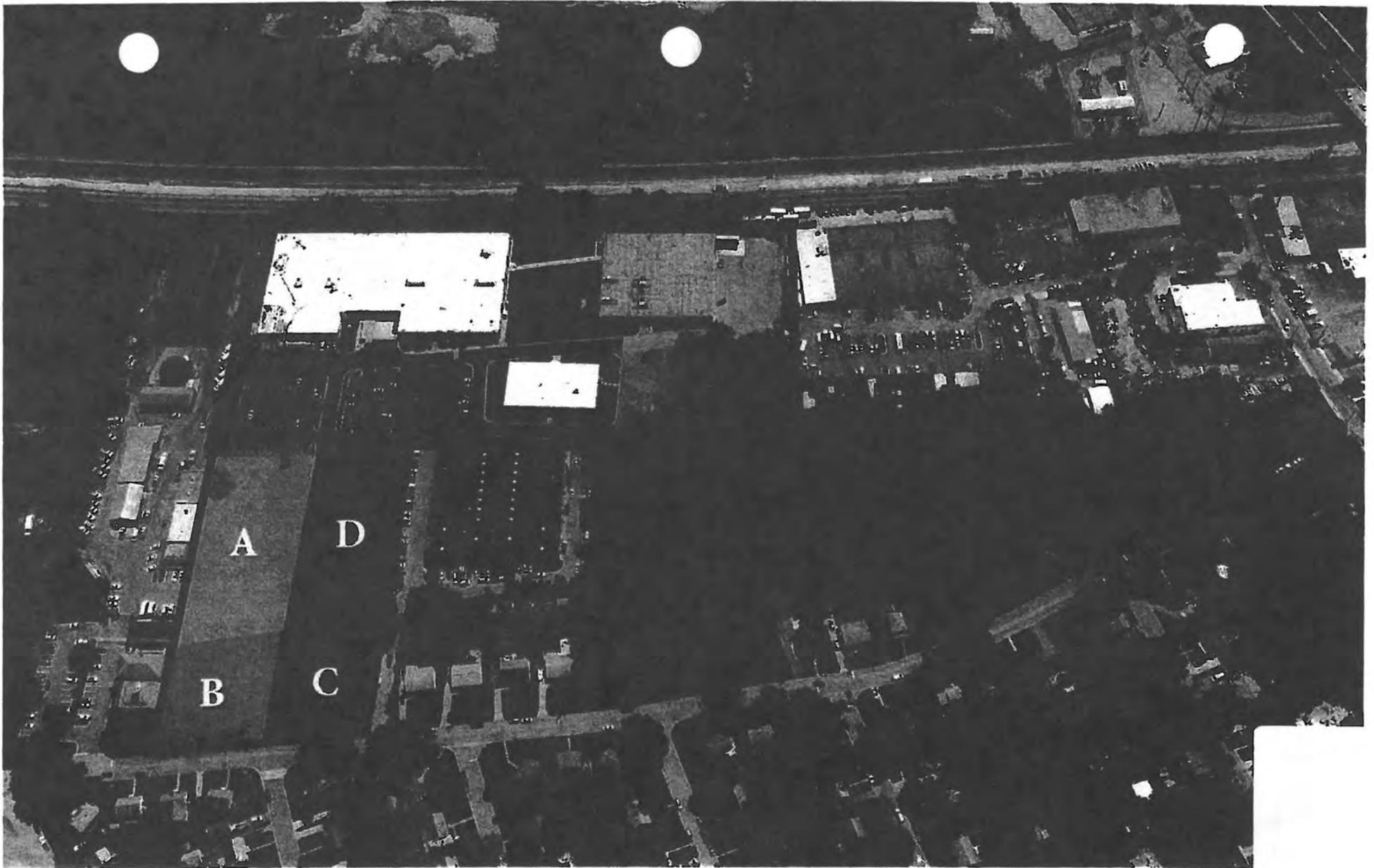


Interior & Exterior Views



Interior & Exterior Views





Option 1 - Parcels A, B, C & D
2.87 Acres

Option 2 - Parcels A & B
1.46 Acres

Option 3 - Parcels B & C
0.99 Acres

Option 4 - Parcel B
0.49 Acres

7

Administrative Leave December 26, 2014

MEMORANDUM

TO: Mayor Fellows and City Council

FROM: Joe Nagro, City Manager 

DATE: December 3, 2014

RE: Day after Christmas

In the past when Christmas Day has occurred on a Tuesday or Thursday, the Mayor and Council have granted an extra holiday to employees to create a four-day weekend. Since Christmas falls on a Thursday this year, I am requesting that Council grant Friday, December 26th, as a holiday to all City employees. This same request was approved by previous Mayors and Councils on Monday 12/24/01, Friday 12/26/03, Monday 12/24/07, Friday 12/26/08 and Monday 12/24/12.

8

Boards and Committees

City of College Park
Board and Committee Appointments

Shaded rows indicate a vacancy or reappointment opportunity.
The date following the appointee's name is the initial date of appointment.

Advisory Planning Commission			
Appointee	Represents	Appointed by	Term Expires
Larry Bleau 7/9/02	District 1	Mayor	12/15
Rosemarie Green Colby 04/10/12	District 2	Mayor	04/15
Christopher Gill 09/24/13	District 1	Mayor	09/16
James E. McFadden 2/14/99	District 3	Mayor	04/16
VACANT		Mayor	
VACANT		Mayor	
Mary Cook 8/10/10	District 4	Mayor	11/17
<p>City Code Chapter 15 Article IV: The APC shall be composed of 7 members appointed by the Mayor with the approval of Council, shall seek to give priority to the appointment of residents of the City and assure that there shall be representation from each of the City's four Council districts. Vacancies shall be filled by the Mayor with the approval of the Council for the unexpired portion of the term. Terms are three years. The Chairperson is elected by the majority of the Commission. Members are compensated. Liaison: Planning.</p>			

Aging-In-Place Task Force			
Appointee	Position Filled:	Resides In:	Term Expires
Cory Sanders 07/15/14	Resident (1)	District 1	Upon completion and submission of final report to the City Council.
David Keer 08/12/14	Resident (2)	District 1	
Darlene Nowlin 10/14/14	Resident (3)	District 4	
Chuck Ireton 10/14/14	Resident (4)	District 2	
	Resident (5)		
	Resident (6)		
	Resident (7)		
	Resident (8)		
Denise C. Mitchell	Councilmember (1)	District 4	
Patrick L. Wojahn 11/25/14	Councilmember (2)	District 1	
P. J. Brennan 11/25/14	Councilmember (3)	District 2	
Fazlul Kabir 11/25/14	Councilmember (4)	District 1	
<p>Established April 2014 by Resolution 14-R-07. Council positions expanded from 2 to 4 by Resolution 14-R-34 October 2014. Final report of strategies and recommendations to Council anticipated January 2015. Composition: 8 City residents (with the goal of having two from each Council District) and 4 City Council representatives, for a total of 12. Quorum = 5. Task Force shall elect Chairperson from membership. Not a compensated committee. Liaison: Director of Youth, Family and Seniors Services.</p>			

Airport Authority			
Appointee	Resides in	Appointed by	Term Expires
James Garvin 11/9/04	District 3	M&C	07/14
Jack Robson 5/11/04	District 3	M&C	03/17
Anna Sandberg 2/26/85	District 3	M&C	03/16
Gabriel Iriarte 1/10/06	District 3	M&C	04/16
Christopher Dullnig 6/12/07	District 2	M&C	01/17
VACANT		M&C	
VACANT		M&C	

City Code Chapter 11 Article II: 7 members, must be residents and qualified voters of the City, appointed by Mayor and City Council, *term to be decided by appointing body*. Vacancies shall be filled by M&C for an unexpired portion of a term. Authority shall elect Chairperson from membership. Not a compensated committee. Liaison: City Clerk's Office.

Animal Welfare Committee			
Appointee	Resides in	Appointed by	Term Expires
Cindy Vernasco 9/11/07	District 2	M&C	02/17
Dave Turley 3/23/10	District 1	M&C	03/16
Christiane Williams 5/11/10	District 1	M&C	05/15
Patti Brothers 6/8/10	Non resident	M&C	02/17
Taimi Anderson 6/8/10	Non resident	M&C	06/13
Harriet McNamee 7/13/10	District 1	M&C	02/17
Suzie Bellamy 9/28/10	District 4	M&C	04/17
Christine Nagle 03/13/12	District 1	M&C	03/15
Betty Gales 06/17/14	District 1	M&C	06/17

10-R-20: Up to fifteen members appointed by the Mayor and Council for three-year terms. Not a compensated committee. Liaison: Public Services.

Board of Election Supervisors			
Appointee	Represents	Appointed by	Term Expires
John Robson (Chief) 5/24/94	Mayoral appt	M&C	03/15
Terry Wertz 2/11/97	District 1	M&C	03/15
VACANT (formerly Gross)	District 2	M&C	03/15
Janet Evander 07/16/13	District 3	M&C	03/15
Maria Mackie 08/12/14	District 4	M&C	03/15

City Charter C4-3: The Mayor and Council shall, not later than the first regular meeting in March of each year in which there is a general election, appoint and fix the compensation for five qualified voters as Supervisors of Elections, one of whom shall be appointed from the qualified voters of each of the four election districts and one of whom shall be appointed by the Mayor with the consent of the Council. The Mayor and Council shall designate one of the five Supervisors of Elections as the Chief of Elections. This is a compensated committee; compensation is based on a fiscal year. Per Council action (item 11-G-66) effective in March, 2013: In an election year all of the Board receives compensation. In a non-election year only the Chief Election Supervisor will be compensated. Liaison: City Clerk's office.

Cable Television Commission			
Appointee	Resides in	Appointed by	Term Expires
Jane Hopkins 06/14/11	District 1	Mayor	09/17
Blaine Davis 5/24/94	District 1	Mayor	12/15
James Sauer 9/9/08	District 3	Mayor	10/16
Tricia Homer 3/12/13	District 1	Mayor	03/16
Normand Bernache 09/23/14	District 4	Mayor	09/17
City Code Chapter 15 Article III: Composed of four Commissioners plus a voting Chairperson, appointed by the Mayor with the approval of the Council, three year terms. This is a compensated committee. Liaison: City Manager's Office.			

College Park City-University Partnership			
Appointee	Represents	Appointed by	Term Expires
Carlo Colella	Class A Director	UMD President	03/17
Edward Maginnis	Class A Director	UMD President	03/17
Michael King	Class A Director	UMD President	03/17
Brian Darmody	Class A Director	UMD President	03/17
Andrew Fellows	Class B Director	M&C	01/17
Maxine Gross	Class B Director	M&C	01/15
Senator James Rosapepe	Class B Director	M&C	02/16
Stephen Brayman	Class B Director	M&C	01/17
David Iannucci (07/15/14)	Class C Director	City and University	09/17
Dr. Richard Wagner	Class C Director	City and University	09/16
The CPCUP is a 501(c)(3) corporation whose mission is to promote and support commercial revitalization, economic development and quality housing opportunities consistent with the interests of the City of College Park and the University of Maryland. The CPCUP is not a City committee but the City makes appointments to the Partnership. Class B Directors are appointed by the Mayor and City Council; Class C Directors are jointly appointed by the Mayor and City Council and the President of the University of Maryland.			

Citizens Corps Council			
Appointee	Represents	Appointed by	Term Expires
Sprio Dimakas		M&C	10/17
Jonathan Plyman 10/14/14		M&C	10/17
VACANT	Neighborhood Watch	M&C	
Dan Blasberg 3/27/12		M&C	03/15
David L. Milligan (Chair) 12/11/07		M&C	02/17
Resolution 05-R-15. Membership shall be composed as follows: A Citizen Corps Coordinator for each neighborhood shall be nominated and appointed by the Mayor and Council and serve as a potential member of the CPCCC for the term of their respective office in the neighborhood group. Mayor and Council shall nominate and appoint 5 to 7 residents to serve as community coordinators and to serve on the CPCCC. At least one member of the CPCCC shall be the Neighborhood Watch			

Coordinator, and at least one member shall represent each of the other Citizen Corps programs such as CERT, Fire Corps, Volunteers In Police Service, etc. Each member of the CPCCC shall serve for a term of 3 years, and may be reappointed for an unlimited number of terms. The Mayor, with the approval of the City Council, shall appoint the Chair and Co-Chair of the CPCCC from among the members of the committee. The Director of Public Services shall serve as an ex officio member. Not a compensated committee. Liaison: Public Services.

Committee For A Better Environment			
Appointee	Resides in	Appointed by	Term Expires
Janis Oppelt 8/8/06	District 1	M&C	09/15
Suchitra Balachandran 10/9/07	District 4	M&C	01/17
Donna Weene 9/8/09	District 1	M&C	12/15
Gemma Evans 1/25/11	District 1	M&C	01/17
Kennis Termini 01/14/14	District 1	M&C	01/17
City Code Chapter 15 Article VIII: No more than 25 members, appointed by the Mayor and Council, three year terms, members shall elect the chair. Not a compensated committee. Liaison: Planning.			

Education Advisory Committee			
Appointee	Represents	Appointed by	Term Expires
Brian Bertges 06/18/13	District 1	M&C	06/15
Cory Sanders 09/24/13	District 1	M&C	09/15
Charlene Mahoney	District 2	M&C	12/14
Maia Sheppard 07/15/14	District 2	M&C	07/16
VACANT	District 3	M&C	
Melissa Day 9/15/10	District 3	M&C	11/14
Carolyn Bernache 2/9/10	District 4	M&C	02/14
Doris Ellis 9/28/10	District 4	M&C	09/13
Tricia Homer	District 1	M&C	04/16
Peggy Wilson 6/8/10	UMCP	UMCP	05/16
Resolutions 97-R-17, 99-R-4 and 10-R-13: At least 9 members who shall be appointed by the Mayor and Council: at least two from each Council District and one nominated by the University of Maryland. Two year terms. The Committee shall appoint the Chair and Vice-Chair of the Committee from among the members of the Committee. Not a compensated committee. Liaison: Youth and Family Services.			

Ethics Commission			
Appointee	Represents	Appointed by	Term Expires
Edward Maginnis 09/13/11	District 1	Mayor	08/15
VACANT	District 2	Mayor	
VACANT	District 3	Mayor	
Gail Kushner 09/13/11	District 4	Mayor	01/16
Robert Thurston 9/13/05	At Large	Mayor	02/16
Alan C. Bradford 1/23/96	At-Large	Mayor	07/15
Frank Rose 05/08/12	At-Large	Mayor	05/14

City Code Chapter 38 Article II: Composed of seven members appointed by the Mayor and approved by the Council. Of the seven members, one shall be appointed from each of the City's four election districts and three from the City at large. 2 year terms. Commission members shall elect one member as Chair for a renewable one-year term. Commission members sign an Oath of Office. Not a compensated committee. Liaison: City Clerk's office.

Farmers Market Committee			
Appointee	Represents	Appointed by	Term Expires
Margaret Kane 05/08/12	District 1	M&C	05/15
Robert Boone 07/10/12	District 1	M&C	07/15
Leo Shapiro 07/10/12	District 3	M&C	07/15
Julie Forker 07/10/12	District 3	M&C	07/15
Kimberly Schumann 09/11/12	District 1	M&C	09/15
VACANT			
VACANT		M&C	
VACANT	Student	M&C	

Established April 10, 2012 by 12-R-07. Up to 7 members. Quorum = 3. Three year terms. Not a compensated committee. Liaison: Planning Department. Agreement reached during July 3, 2012 Worksession to fill the seven positions as outlined above. Effective September 11, 2012 by 12-R-17: Membership increased to 8.

Housing Authority of the City of College Park			
Bob Catlin 05/13/14		Mayor	05/01/19
Betty Rodenhausen 04/09/13		Mayor	05/01/18
John Moore 9/10/96		Mayor	05/01/19
Thelma Lomax 7/10/90		Mayor	05/01/15
Carl Patterson 12/11/12	Attick Towers resident	Mayor	05/01/16

The College Park Housing Authority was established in City Code Chapter 11 Article I, but it operates independently under Article 44A Title I of the Annotated Code of Maryland. The Housing Authority administers low income housing at Attick Towers. The Mayor appoints five commissioners to the Authority; each serves a five year term; appointments expire May 1. Mayor administers oath of office. One member is a resident of Attick Towers. The Authority selects a chairman from among its commissioners. The Housing Authority is funded through HUD and rent collection, administers their own budget, and has their own employees. The City supplements some of their services.

Neighborhood Quality of Life Committee			
Name:	Represents:	Appointed By:	Term Ends:
Mayor and City Council of the City of College Park			Term in office
Chief David Mitchell	UMD DPS (UMD Police)	University	02/16
Dr. Andrea Goodwin	UMD Administration – Rep 1	University	02/16
Marsha Guenzler-Stevens (Stamp Student Union)	UMD Administration – Rep 2	University	04/16
Matthew Supple (Fraternity-Sorority Life)	UMD Administration – Rep 3	University	04/16
Gloria Aparicio- Blackwell (Office of Community Engagement)	UMD Administration – Rep 4	University	04/16
Jackie Pearce Garrett	City Resident 1	City Council	10/15
Aaron Springer	City Resident 2	City Council	10/15
Bonnie McClellan	City Resident 3	City Council	04/16
Christine Nagle	City Resident 4	City Council	04/16
Richard Morrison	City Resident 5	City Council	04/16
Douglas Shontz	City Resident 6	City Council	05/16
Cole Holocker	UMD Student 1	City Council	11/16
Catherine McGrath	UMD Student 2	City Council	11/16
Chris Frye	UMD Student 3	IFC	03/16
VACANT	UMD Student 4		
VACANT	UMD Student 5	Nat'l Pan-Hell. Council, Inc. / United Greek Council	
VACANT	Graduate Student	GSG Representative	
Todd Waters	Student Co-Operative Housing	City Council	03/16
Maj. Dan Weishaar	PG County Police Dept.	PG County Police	
Bob Ryan	Director of Public Services	City Council	10/15
Jeannie Ripley	Manager of Code Enforcement	City Council	
Lisa Miller	Rental Property Owner	City Council	02/16
Richard Biffel	Rental Property Owner	City Council	02/16
Paul Carlson	Rental Property Owner	City Council	03/16
Established by Resolution 13-R-20 adopted September 24, 2013 to replace the Neighborhood Stabilization and Quality of Life Workgroup. Amended October 8, 2013 (13-R-20.Amended). Amended February 11, 2014 (14-R-03). Amended July 15, 2014 to change the name (14-R-23). City Liaison: City Manager's Office. Two year terms. Main Committee to meet four times per year. This is not a compensated committee.			

Neighborhood Watch Steering Committee			
	Resident of:	Appointed By:	Term Expires:
Robert Boone 04/12/11	District 1	M&C	04/15
Aaron Springer 02/14/12	District 3	M&C	05/16
Nick Brennan	District 2	M&C	04/16

Created on April 12, 2011 by Resolution 11-R-06 as a three-person Steering Committee whose members shall be residents. Coordinators of individual NW programs in the City shall be ex-officio members. Terms are for two years. Annually, the members of the Steering Committee shall appoint a Chairperson to serve for a one-year term. Meetings shall be held on a quarterly basis. This Resolution dissolved the Neighborhood Watch Coordinators Committee that was established by 97-R-15. This is not a compensated committee. Liaison: Public Services.

Noise Control Board			
Appointee	Represents	Appointed by	Term Expires
Mark Shroder 11/23/10	District 1	Council, for District 1	11/14
Harry Pitt, Jr. 9/26/95	District 2	Council, for District 2	03/16
Alan Stillwell 6/10/97	District 3	Council, for District 3	09/16
Suzie Bellamy	District 4	Council, for District 4	12/16
Adele Ellis 04/24/12	Mayoral Appt	Mayor	04/16
Bobbie P. Solomon 3/14/95	Alternate	Council - At large	05/18
Larry Wenzel 3/9/99	Alternate	Council - At large	02/18

City Code Chapter 138-3: The Noise Control Board shall consist of five members, four of whom shall be appointed by the Council members, one from each of the four election districts, and one of whom shall be appointed by the Mayor. In addition, there shall be two alternate members appointed at large by the City Council. The members of the Noise Control Board shall select from among themselves a Chairperson. Four year terms. This is a compensated committee. Liaison: Public Services.

Recreation Board			
Appointee	Represents	Appointed by	Term Expires
Eric Grims 08/12/14	District 1	M&C	08/17
Sarah Araghi 7/14/09	District 1	M&C	07/15
Alan C. Bradford 1/23/96	District 2*	M&C	02/17
VACANT	District 2	M&C	
Adele Ellis 9/13/88	District 3	M&C	02/17
VACANT	District 3	M&C	
Barbara Pianowski 3/23/10	District 4	M&C	05/17
Judith Oarr 05/14/13	District 4	M&C	05/16
Bettina McCloud 1/11/11	Mayoral	Mayor	02/17
Solonnine Privett	Mayoral	Mayor	04/16

City Code Chapter 15 Article II: 10 members: two from each Council district appointed by the Mayor and Council and two members nominated by the Mayor and confirmed by the Mayor and Council. The Chairperson will be chosen from among and by the district appointees. 3 year terms. Not a compensated committee. Liaison: Public Services.

*Although Mr. Bradford lives in what is now considered District 1, his residence was part of District 2 when he was appointed. The designation of his residence was changed to District 1 during the last redistricting. He is still considered an appointment from District 2.

** Effective April 2012: Jay Gilchrist, Director of UMD Campus Recreation Services, changed his status from Rec Board member (Mayoral Appointment) to UM liaison to the Rec Board, similar to the M-NCPPC representative.

Sustainable Maryland Certified Green Team		
Appointee	Represents	Term Expires
Denise Mitchell 04/10/12	City Elected Official	04/14
Patrick Wojahn 04/10/12	City Elected Official	04/14
VACANT	City Staff	
Loree Talley 05/08/12	City Staff	05/14
VACANT	CBE Representative	
VACANT	A City School	
Annie Rice	UMD Student	10/16
VACANT	UMD Faculty or Staff	
VACANT	City Business Community	
Ben Bassett - Proteus Bicycles 09/25/12	City Business Community	09/14
Douglas Shontz	Resident	05/16
Christine Nagle 04/10/12	Resident	04/14
VACANT	Resident	
VACANT	Resident	

Established March 13, 2012 by Resolution 12-R-06. Up to 14 people with the following representation: 2 elected officials from the City of College Park, 2 City staff, 1 representative from the CBE, 1 representative of a City school, 1 student representative from the University of Maryland, 1 faculty or staff representative from the University of Maryland, 2 representatives of the City business community, up to 4 City residents. Two year terms. Not a compensated committee. A quorum shall be 6 people. The SMCMT shall select a Chair and a Co-Chair from among the membership on an annual basis. The SMCMT should meet at least bi-monthly. The liaison shall be the Planning Department.

Tree and Landscape Board			
Member	Represents	Appointed by	Term Expires
VACANT	Citizen	M&C	
John Krouse	Citizen	M&C	10/16
VACANT	Citizen	M&C	
Mark Wimer 7/12/05	Citizen	M&C	10/16
Joseph M. Smith 09/23/14	Citizen	M&C	09/16
Janis Oppelt	CBE Chair Liaison		
John Lea-Cox 1/13/98	City Forester	M&C	12/14
Steve Beavers	Planning Director		
Brenda Alexander	Public Works Director		

City Code Chapter 179-5: The Board shall have 9 voting members: 5 citizens appointed by M&C, plus the CBE Chair or designee, the City Forester or designee, the Planning Director or designee and the Public Works Director or designee. Two year terms. Members choose their own officers. Not a compensated committee. Liaison: City Clerk's office.

Veterans Memorial Improvement Committee			
Appointee	Represents	Appointed by	Term Expires
Deloris Cass 11/7/01		M&C	12/15
Joseph Ruth 11/7/01	VFW	M&C	12/15
Blaine Davis 10/28/03	American Legion	M&C	12/15
Rita Zito 11/7/01		M&C	02/15
Doris Davis 10/28/03		M&C	12/15
Mary Cook 3/23/10		M&C	11/17
Arthur Eaton		M&C	11/16
Seth Gomoljak 11/6/14		M&C	11/17
VACANT			
Resolution 01-G-57: Board comprised of 9 to 13 members including at least one member from American Legion College Park Post 217 and one member from Veterans of Foreign Wars Phillips-Kleiner Post 5627. Appointed by Mayor and Council. Three year terms. Chair shall be elected each year by the members of the Committee. Not a compensated committee. Liaison: Public Works.			

MINUTES

MINUTES
Special Session of the College Park City Council
Council Chambers
Tuesday, November 18, 2014

PRESENT: Mayor Fellows; Councilmembers Kabir, Wojahn, Brennan, Dennis, Stullich, Day, and Mitchell.

ABSENT: Councilmember Hew

ALSO PRESENT: Joseph Nagro, City Manager; Bill Gardiner, Assistant City Manager; Yvette Allen, Assistant City Clerk; Suellen Ferguson, City Attorney.

During a regularly scheduled Worksession of the College Park City Council, a motion was made by Councilmember Brennan and seconded by Councilmember Day to enter into a Special Session to act on a legislative matter that is time sensitive and to approve an amended PUA for Back Yard Sports. The motion passed 7 – 0 – 0 and the Council entered into a Special Session at 11:21 p.m.

ACTION ITEMS

14-G-120 Motion to voice no objection to an application by Dana M. Lee, President/Owner for a Class B, Beer, Wine and Liquor License for the use of DKL Investments, Inc., t/a Backyard Sports Grill, 7313 A-B Baltimore Avenue, College Park, subject to the applicant entering into a Property Use Agreement with the City.

A motion was made by Councilmember Stullich and seconded by Councilmember Day that the City Council voice no objection to the application for transfer of a Class B, Beer, Wine and Liquor License for the use of DKL Investments, Inc., t/a Backyard Sports Grill, located at 7313 A-B Baltimore Avenue, College Park, Maryland, subject to the applicant entering into a Property Use Agreement. This is in an amendment of 14-G-117 which was approved at the November 12 meeting.

The motion passed 7 – 0 – 0.

Suellen Ferguson stated that the Board of License Commissioners advertised the license as a beer and wine license. The license is actually a Class B Beer, Wine and Liquor License. This application will go before the Board of License Commissioners on the afternoon of Tuesday, November 25, 2014.

14-G-121 Approval of a letter to Prince George's County Council regarding CB-79, CB-80, CB-81 – County Human Trafficking Legislation

Bill Gardiner gave a summary of the bills.

A motion was made by Councilmember Kabir and seconded by Councilmember Wojahn to send a letter in support of CB-079, CB-080, CB-081 – County Human Trafficking Legislation.

The motion passed 7 – 0 – 0

Discussion of the Promise Zones Program. A request was made from County Councilmember Olson to support CASA de Maryland in applying for Promise Zone designation.

Council agreed that we did not have enough information of what was expected of the City and decided not to act at this time.

ADJOURN:

A motion was made by Councilmember Stulich and seconded by Councilmember Day to adjourn the Special Session. With a vote of 7 – 0 – 0, Mayor Fellows adjourned the Special Session at 11:36 p.m.

Yvette Allen
Assistant City Clerk

Date
Approved

MINUTES
Public Hearing of the College Park City Council
Tuesday, November 25, 2014
7:00 – 7:07 p.m.

14-CR-02

A Charter Resolution Of The Mayor And Council Of The City Of College Park, To Amend Article I, “General Provisions”, To Add §C1-2, “City Policy Of Non-Discrimination”, To Adopt A General City Policy Against Discrimination With Respect To Employment, Housing And Public Accommodation

14-CR-03

A Charter Resolution Of The Mayor And Council Of The City Of College Park, To Amend Article IX “Officers And Employees”, §C9-1, “Discrimination”, To Add Certain Non-Discrimination Provisions Concerning City Employment And To Make Clarifying Changes

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

ABSENT: Councilmembers Dennis and Stullich.

ALSO PRESENT: Joe Nagro, City Manager; Janeen Miller, City Clerk; Bill Gardiner, Assistant City Manager; Suellen Ferguson, City Attorney; Steve Groh, Director of Finance; Miriam Bader, Planner; Cole Holocker, Student Liaison.

Mayor Fellows opened the Public Hearing on 14-CR-02 and 14-CR-03 at 7:00 p.m. and invited comment.

Patrick Ronk, SGA President, 6801 Preinkert Drive, College Park, MD 20742: The SGA is in support of both Charter Amendments; these are important state-wide, nationally and for the City. He interned for the sponsor of the “Fairness for All Marylanders Act” and saw a lot of hysteria and fear-mongering about bathrooms and public accommodations. There is no basis for this. The University has opened many gender neutral bathrooms. This shows people that we care about them regardless of their gender identity.

Mary Cook, 4705 Kiernan Road: She feels the Charter should not be easily tampered with. This issue is already covered in our Charter and we should keep it general enough so that you don’t open it for every group. For instance, immigrants and veterans aren’t in there.

There being no further public comment, Mayor Fellows closed the public hearing at 7:27 p.m.

Janeen S. Miller, CMC
City Clerk

Date Approved

MINUTES
Regular Meeting of the College Park City Council
Tuesday, November 25, 2014
7:30 p.m. – 11:24 p.m.

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

ABSENT: None.

ALSO PRESENT: Joe Nagro, City Manager; Janeen Miller, City Clerk; Suellen Ferguson, City Attorney; Bill Gardiner, Assistant City Manager; Terry Schum, Director of Planning; Steve Groh, Director of Finance; Bob Ryan, Director of Public Services; Miriam Bader, Planner; Cole Holocker, Student Liaison.

Mayor Fellows opened the regular meeting at 7:30 p.m. and Councilmember Kabir led the Pledge of Allegiance.

Minutes: A motion was made by Councilmember Stullich and seconded by Councilmember Mitchell to approve the minutes of the Special Session on November 5, 2014; the Public Hearing of November 12, 2014 for Traffic Calming in the 7300 block of Radcliffe Drive; and the Regular Meeting on November 12, 2014. The motion passed 8 – 0 – 0.

Announcements:

Councilmember Kabir announced the holiday event for the Hollywood Farmers Market and discussed Small Business Saturday.

Councilmember Wojahn reminded Council about the Neighborhood Quality of Life Committee meeting on Monday, December 1, and the Route 1 University Communities Coalition meeting on Wednesday, December 3.

Councilmember Brennan attended a meeting today with the City Engineer, BDCA and SHA about the new road striping on Greenbelt Road between Route 1 and 193. SHA will take immediate action to address the concerns. The College Park Community Foundation will hold their Winter Gala on Saturday December 13.

Proclamations: Mayor Fellows read the proclamation for “Municipal Government Works!” month.

Amendments to the Agenda: Councilmember Brennan added a letter to the Department of Housing and Community Development on the Cruz development – Branchville Crossing (14-G-127). Councilmember Stullich added a letter on the Purple Line Corridor Coalition (14-G-128).

City Manager’s Report: Mr. Nagro discussed the upcoming Thanksgiving holiday and the December Council meeting schedule.

Student Liaison's Report: Mr. Holocker said he has been asked to serve on the University's Innovation District Committee (old East Campus development area), the SGA made a \$5,000 contribution to restore the Campus Creek which starts at the UMD Golf Course and runs into the Paint Branch, they are working to provide flags to downtown merchants for game days, student athletes are partnering with Athletics for a Thanksgiving turkey dinner distribution.

Comments from the Audience on Non-Agenda items: None.

CONSENT AGENDA: A motion was made by Councilmember Wojahn and seconded by Councilmember Dennis to adopt the Consent Agenda which consisted of the following:

- 14-G-122 Award of FY '15 Business Recycling Grants to the Clarion Inn in the amount of \$2,300 and to the Quality Inn in the amount of \$4,000.**
- 14-R-35 Authorization for the Mayor to sign the Four Cities Resolution in support of locating the FBI Headquarters at the Greenbelt Metro station**

The motion passed 8 – 0 – 0.

ACTION ITEMS

14-CR-02 Adoption of 14-CR-02, A Charter Resolution Of The Mayor And Council Of The City Of College Park, To Amend Article I, "General Provisions", To Add §C1-2, "City Policy Of Non-Discrimination", To Adopt A General City Policy Against Discrimination With Respect To Employment, Housing And Public Accommodation

A motion was made by Councilmember Wojahn and seconded by Councilmember Stullich to adopt 14-CR-02, A Charter Resolution Of The Mayor And Council Of The City Of College Park, To Amend Article I, "General Provisions", To Add §C1-2, "City Policy Of Non-Discrimination", To Adopt A General City Policy Against Discrimination With Respect To Employment, Housing And Public Accommodation.

Councilmember Wojahn said this will add a provision to our City charter that states that in our practices, policies and services that we provide with respect to employment, housing and public accommodation, we will not discriminate on the basis of race, religion, sex, age, ethnicity, ancestry or national origin, physical or mental disability, color, marital status, sexual orientation, gender identity, genetic information or political affiliation. Those are the same bases for non-discrimination in our state code, and as a City that promotes inclusiveness and diversity, we want to make this statement. Non-discrimination is a fundamental principle.

Due to the earlier public hearing, no audience comments were taken.

Councilmember Mitchell questioned whether there is a problem we are currently having regarding equal rights justification for all. She is reluctant to move forward. There is a state bill that we have to follow.

Councilmember Kabir said we can't tolerate discrimination in any form, but he has mixed feelings about this Charter Amendment. It is unnecessary because Maryland already has a similar law; we have never had a general discrimination clause in our Charter in our 70 year history; other Maryland municipalities do not have a similar clause; he had emails regarding the term "public accommodation" which is controversial because it includes bathrooms which makes the heterosexual population uncomfortable; the employment term is already covered under section C9-1.

Mr. Holocker agrees that discrimination is not a problem in City government which speaks to our values, and it makes sense to reflect this in our Charter.

Councilmember Brennan said when it comes to non-discrimination, leading the way by codifying where we are is not controversial. Discrimination exists, and if we don't recognize that it exists we allow it to grow. Taking this extra step sends a strong message of welcome about our City and respects people's individuality.

Councilmember Stullich said the diversity evident on our Council and staff is just the way it should be. Of course we should not discriminate, and because we hold that value to treat everyone equally, there should be no controversy over adding this language to our Charter. It makes sense to put this in our Charter so it is clear to all that this is who we are.

Councilmember Day said discrimination is unacceptable in any form, but he has a problem with narrowing it down and believes we need to keep it as general as possible; he worries that other groups will want to be added to this list. He is also concerned about enforcement.

Councilmember Wojahn said this is only enforced internally to the extent that we carry it out. This is a guiding principle to make sure what we are doing is right. He read a list of municipalities around the country that include similar clauses in their charters. When you take for granted that discrimination doesn't exist is when it can start happening. This sends a message to residents who are in a minority or underrepresented group that we oppose discrimination.

Councilmember Hew is in favor of this amendment and believes as we move forward it will not be controversial.

Councilmember Stullich said this is about City policy for its own action, so concerns about enforcement are not necessary.

Mayor Fellows will vote to support this amendment if he has the opportunity.

Roll Call Vote:

Aye: Hew, Day, Stulich, Dennis, Brennan, Wojahn

Nay: Mitchell, Kabir

Motion passed 6 – 2- 0.

14-CR-03 Adoption of 14-CR-03, A Charter Resolution Of The Mayor And Council Of The City Of College Park, To Amend Article IX “Officers And Employees”, §C9-1, “Discrimination”, To Add Certain Non-Discrimination Provisions Concerning City Employment And To Make Clarifying Changes.

A motion was made by Councilmember Brennan and seconded by Councilmember Wojahn to approve 14-CR-03, A Charter Resolution Of The Mayor And Council Of The City Of College Park, To Amend Article IX “Officers And Employees”, §C9-1, “Discrimination”, To Add Certain Non-Discrimination Provisions Concerning City Employment And To Make Clarifying Changes.

Councilmember Brennan said we have a structure that celebrates diversity and does not tolerate discrimination, and when we put language into the structures that our city holds valuable, we solidify that belief. Putting this in our Charter sends a message to our existing employees and surrounding community and also to future employees and will attract talented and diverse people to work for our City.

Councilmember Kabir said he had requested that the two Charter Amendments be separated because this is different from the previous item because it is an existing article in our Charter. We should not discriminate against anyone as far as employment goes and he will support this.

The motion passed 8 – 0 – 0.

14-G-124 Selection of Knox Road site for construction of a new City Hall and authorization for staff to take the next steps to retain consultants to assist with this project.

A motion was made by Councilmember Day and seconded by Councilmember Brennan that the City Council select the Knox Road location as the site for construction of a new City Hall and authorize staff to take the next steps to retain consultants to assist with this project.

Councilmember Day said for over 20 years, the city has been interested in having an expanded and improved City Hall facility to consolidate city offices and improve service delivery. Other needs include more community meeting space, a public outdoor space, better civic prominence and room for future expansion of staff and services. More recently, the City narrowed the site selection options to two properties owned by the city: the existing City Hall site on Knox Road and the Calvert Road site. A Public Forum was held on October 28, 2014 to provide information

about the site selection process and obtain input from the public. Many residents, from most city neighborhoods, provided oral and written testimony. Support was expressed for both sites as well as concerns about the vacant Calvert Road school building and the need to provide public meeting space that is more accessible to all residents of the city. The selection of the Knox Road site will enable the city to collaborate with the University of Maryland and the University of Maryland Foundation who will soon acquire most of the Route 1 frontage next to our site. This presents a unique opportunity to jointly redevelop an important block in the center of Downtown College Park and contribute to the revitalization of the Route 1 corridor. It also affords an opportunity to partner with the University to study options for the Calvert Road site for other public uses including daycare. We are not going to look only at the Calvert Road site for other meeting space – we will look throughout the City. It is important moving forward for the City to retain professional expertise in real estate development, financing and architectural design to ensure the best outcome. City staff should proceed with identifying appropriate consultants to work with the city on this project.

Suchitra Balachandran, 9320 St. Andrews Place, President West College Park Civic Association: She has previously conveyed that the WCPCA is in favor of the Calvert Road site over the Knox Road site for a new City Hall. She heard at the last Worksession that the need driving a quick decision on this was based on the state bond bill for this project. Overall, the bond money just represents 5% of the cost, and that should drive us to make a hasty decision. She believes it is highly unlikely we could even spend the funds by the deadline - \$800,000 by June 1, 2015 - in order to make use of the bond money. The Knox Road site is not really ready for development because the Route 1 frontage has not been acquired. Table the vote today.

Zari Malsawma, 3433 Duke Street: When she comes to City Hall it is because she has to come here but it is stifling for her – parking is a problem, it is not convenient, we don't face Route 1. Please move City Hall somewhere else where there is open space and open parking. This makes it look like we are subsumed by the University of Maryland. Table the vote tonight.

Arthur Eaton, 9012 51st Avenue, Vice President, North College Park Citizens Association: Table the vote tonight. There are other properties available such as the one on 51st Avenue. This location and the Calvert Road location are convenient only to residents of the far southern part of the City but half of the citizens live north of the University. It is not fair to have them drive all the way down here.

Christine Nagle, 9506 52nd Avenue: The North College Park Civic Association, along with West College Park and Berwyn, is on record that Council defer this decision tonight until all options can be considered. Personally, she thinks that after the public hearing there was a sense that of the two options under consideration, the Calvert Road site was the preferred option. Then last week when she watched the Worksession, people started saying that Knox Road was the place to go. She is confused about why there was a shift from Calvert Road to Knox Road.

Mary Cook, 4705 Kiernan Road: The decision on City Hall should be incorporated into the new Strategic Plan. The due diligence has not been done; we don't know how much money will

be spent. Table this motion until a later time; share all the information with the residents to show that “municipal government works.”

Jack Robson, 4710 Harvard Road: Since you are considering tabling this, he suggests you table it for a year and put all the options on a non-binding referendum at the next election and let the voters select the site.

John Krouse, 9709 53rd Avenue: The Branchville site is at the center of the City. City offices can be spread around – he is not a fan of centralization. The North College Park Citizens Association discussed and visited the Stone Industrial site – it is a fantastic site.

A motion was made by Councilmember Mitchell and seconded by Councilmember Kabir to table the vote tonight for selecting Knox Road for the new City Hall until approximately May 2015 to allow time to do our due diligence to consider other sites.

The City Attorney said a motion to table is not debatable.

Roll call on the motion to table:

Aye: Kabir, Hew, Mitchell

Nay: Wojahn, Brennan, Dennis, Stulich, Day.

The motion to table fails for lack of majority.

Comment on the main motion:

Councilmember Wojahn said the Branchville site is not available. The Stone Industrial site is not appropriate for City Hall; it is an industrial site with one office building that is too small and a warehouse. You can't just take an industrial site and turn it into a City Hall. Its location is not accessible to a public thoroughfare or public transportation. It would cost \$5.5 million to buy, and then you would have to pay to renovate it.

Councilmember Day has been a supporter of the Knox Road site all along. We need to move forward and we can't do that until we make this decision. This location gives us the opportunity to work with the University of Maryland so that we don't lose our downtown. The University of Maryland is our biggest employer, our largest friend, and to walk away from downtown would not contribute to a vibrant downtown. We have already spent the money to build a garage to support this location to be developed. We need to create a downtown that people want to come to.

Councilmember Kabir said this is a sad night for residents in College Park, but it could be exciting if we had a good process. There is a north-south divide. We are missing the big picture and lost the opportunity to bring all the residents together. In a few months we will be talking about other developments like College Park Academy or the day care center. We have

limitations and you can't review these on a piecemeal basis; we can borrow only so much money. Four civic associations asked us to delay the vote and we ignored them. Shame on us.

Councilmember Dennis said we need to make a decision on the City Hall site so we can then discuss these other options like day care, open space, community space, and other amenities. We can't address those until we make the decision on City Hall. He is in favor of the Knox Road site. If not, we would discount the opportunity to engage with other stakeholders on the additional amenities and he sees this as one step in a multi-step process to move forward.

Councilmember Hew thinks we missed an opportunity by not tabling this. There are still unanswered questions. He is surprised by the outcome after people said they wanted the Calvert Road site. He needs a good reason to keep it here besides that it is what the University wants, but he is not sure what their timeline is. What can they do to assist our move, what contributions would they have on the design of City Hall? It will add to the inefficiencies of our operations and disruption to our employees to have a construction site here.

Councilmember Day said we should work out a letter of commitment between the University and the City. We want them to make a commitment to this process and to partner with us to build a better downtown. We don't want them walking away and building in other places in the City that we have stood up and fought against in the past. Let's move forward and develop a downtown that will bring the dollars back down here and help other businesses in the process.

Mr. Holocker said students have a stake in this decision. Development with the University of Maryland on this site would be the best option. They are willing to move down that road. The goal is to be a Top 20 College Town – we need to see how we can further that, and the downtown is the key. Abandoning this site is not the optimal way to develop downtown. We need mixed use, office, retail and housing to support businesses 12 months a year. Student housing at this site would not be the best use. We need a huge civic prominence in downtown, but we want to look forward on sustainability and smart growth – not one with a huge surface parking lot around it.

Councilmember Wojahn was torn between the two sites (Calvert Road and Knox Road) – he was initially leaning toward Calvert Road because there were limited other options there. But there are a lot of pros to Knox Road as well. Staying here will be an investment in our downtown area. Downtown is far from being everything we want it to be, but we are working on that – to create a “place”, a public square, a nice restaurant that people want to come to.

Councilmember Mitchell said a City Hall is supposed to be for the community, but we are negating the communities in north College Park, west College Park, Crystal Springs, Autoville and Cherry Hill with this decision. We say we are trying to be open minded for everyone, but we're not. Councilmember Kabir is right – it seems only a certain part of the City matters, and that's wrong. Everyone pays taxes. That's why she brought the motion to table – so that all the residents were engaged. Last year we engaged the residents of Calvert Hills and Old Town for a purpose, but we haven't engaged the residents in other parts of the City. We need to do a better

job in how we engage north and west College Park and the types of amenities that serve all parts of the City.

Councilmember Stullich said District 3 residents were on both sides of the two sites, but the majority preferred Calvert Road over Knox Road because of the concern that the Calvert Road site has been essentially abandoned for years and it is not a situation the City should be in. She also knows that District 3 residents see a benefit of having City Hall at the Knox Road site because it should be in a downtown part of the City, prominent, accessible, close to Route 1, not tucked back in a neighborhood. There is the potential for City Hall and downtown and business revitalization to support each other. The impact of City employees and visitors to City Hall can be a helpful and powerful force. The Stone Industrial site is not a good site for City Hall – it is not near transit. She is concerned about what will happen to the Calvert Road site and thinks it would make a great City Hall, but there are benefits to having City Hall remain on Knox Road and the potential collaboration with the University to make it the kind of downtown that people want to come to.

Councilmember Brennan said at the retreat last spring we decided we would speak with one voice to determine what works best for the City as a whole. We have been having this discussion for 20 years. He is upset to hear that the Knox Road decision somehow favors one neighborhood over another. City Hall will serve all residents equally no matter where it is. Around the country, City Halls are not located in industrial sites, they are located downtown. We have a real need for space. As our City grows we cannot accommodate that growth by adding the staff we need to provide services to our constituents. We can't wait any longer. We have decisions to make on other issues and we can't proceed with those discussions until this decision is made. As we proceed with this discussion we will have to consider public comments about needs for other meeting space and regarding Calvert Road.

Mayor Fellows supports the motion for Knox Road. The University has shifted away from the old East Campus development plan and is now interested in a partnership to revitalize the downtown. This is a remarkable opportunity.

Councilmember Hew is struggling with this decision because of the comments he has heard from our residents and staff. We have lost negotiation leverage with the University by not tabling this and getting some commitments from them.

Councilmember Stullich said our downtown has been less than what everyone would like it to be and with the University we have the potential to turn that around. We could not do that by ourselves. It doesn't make sense to walk away from downtown and put City Hall somewhere else. She thought Calvert Road was close enough to downtown that it would work. We want good meeting spaces throughout the City – we have Davis Hall but it is inadequate and we need to make improving that space a priority. It is time to make this decision – this is not a hasty decision – it has been under discussion as long as she has been on Council. She doesn't think the Stone Industrial site is the cheapest option. We need to develop a viable use for the Calvert Road site.

Councilmember Kabir said at the retreat he floated the idea of having City Hall in other locations such as at Branchville if we could move the fire department up north, which they want to do. It was a mistake to lock us down to two sites at the retreat. We should have opened up the discussion and taken it to the residents. We haven't seen any commitment from the University yet. We have widened the gap between the residents and the Council; residents are not happy.

Councilmember Wojahn said he has spoken to the leadership of Branchville and the County Fire Department and the soonest Branchville could become available is 10 years from now.

Councilmember Mitchell called the question.

Roll Call Vote:

Aye: Wojahn, Brennan, Dennis, Stulich, Day

Nay: Kabir, Hew, Mitchell

Motion passed 5 – 3- 0.

14-G-125 Approval of City participation in the “One Warm Coat” winter clothing drive

A motion was made by Councilmember Kabir and seconded by Councilmember Mitchell to approve a City-wide winter coat drive, in collaboration with One Warm Coat, from Wednesday November 26, 2014 to Sunday December 14, 2014; to authorize City staff to place collection boxes at various City locations and send the donated items to one or more local non-profit agencies serving residents in need; and to authorize payment of an administrative fee of \$100.00 to One Warm Coat.

There were no comments from the audience or the Council

The motion passed 8 – 0 – 0.

14-G-126 Appointments to Boards and Committees

A motion was made by Councilmember Dennis and seconded by Councilmember Day to appoint Councilmembers Wojahn, Brennan and Kabir to the Aging-In-Place Task Force. The motion carried 8 – 0 – 0.

14-G-127 Approval of a letter to DHCD regarding Branchville Crossing

A motion was made by Councilmember Brennan and seconded by Councilmember Dennis to approve a letter to the Department of Housing and Community Development with comments on the Cruz development, Branchville Crossing.

Ms. Schum said there was concern that lack of City comments might be construed as support for the project, so this letter was drafted. She has since learned that is not the case, but still we can go forward to get the letter on record. The project will have to go through the Detailed Site Plan process at which point the City would do a complete review and take a position. Amendments to the letter were discussed.

There were no comments from the audience or the Council.

The motion passed 8 – 0 – 0.

14-G-128 Approval of City membership in the Purple Line Corridor Coalition (PLCC)

Ms. Schum said it is an oversight that the City had not already become a member of the PLCC. There are no dues; we just need this letter to confirm our membership.

A motion was made by Councilmember Stulich and seconded by Councilmember Day to authorize the Mayor to sign this letter.

Councilmember Stulich said we have long supported the Purple Line and this is another way to express that support and bring it to reality.

The motion passed 8 – 0 – 0.

DISCUSSION ITEM:

Status of the City's position on the Preliminary Plan and Detailed Site Plan for The Hotel at the University of Maryland

Ms. Schum reviewed the revised Staff recommendation and pointed out where the applicant agrees and disagrees. Ms. Ferguson discussed the possibility of putting some of the conditions into a Declaration of Covenants that would not be recorded.

Jack Robson, Chair of the College Park Airport Authority, made a presentation about the height of The Hotel. Their position is that the building height must be reduced by 35 feet to satisfy the zoning regulations.

Arthur Horne, Shipley & Horne, attorney for the applicant, joined by David Hillman, developer, Bob Greenberg, architect, and a transportation expert and civil engineer. They have come closer in their negotiations since the last Worksession. He responded to the items in the Staff recommendation. While a lot of the recommendations are good, the applicant can't accept conditions on property they do not own. The height of the building is what it is, and they believe it will not be considered a hazard.

Councilmembers then questioned the applicant, City staff and Mr. Robson for further clarification on a number of points.

Council will take action on this item at the December 6 meeting.

COUNCIL COMMENTS:

Councilmember Hew said he was at the NLC Conference in Austin last week and commented on the valuable information he learned.

Councilmember Brennan commented on the Ferguson (MO.) decision and said we are fortunate to have a diverse and socially conscious City.

Councilmember Wojahn also appreciated the opportunity to attend the NLC Conference and will be happy to share all that he learned.

Councilmember Kabir discussed the City's winter coat drive: collection boxes will be located at City Hall, Davis Hall and Youth and Family Services.

COMMENTS FROM THE AUDIENCE:

Kurt Schneckenburger, a pilot, Beltsville: He flies out of the College Park airport. He said The Hotel applicant should file with the FAA. University View was built in 2002 and he has to go south of University View when he takes off. If he has to go south of University View and north of The Hotel that will make it very interesting.

Jack Robson, 4710 Harvard Road: He spoke with the architect, Mr. Greenberg, in August to make sure they were aware of the high limitation. He was told they did file with the FAA. Mr. Robson informed him that they also need to file with MAA. How could their lawyer miss the zoning regulations regarding the Airport Policy Area? Mr. Robson then explained the FAA process. He wants the City not to approve The Hotel project until the FAA appeal process has been completed.

Mr. Klaypak, 4705 Harvard Road: The University didn't do their homework about the height. Why would this Council annoy the citizens and bow to the University? We are the ones who pay the taxes here. Why do you need a new City Council building? You haven't even paid off the parking garage. You don't have the right to spend all of this money without any idea how to recoup it. The helicopters fly over the houses now, which is annoying. You need to start listening to the citizens and stop spending money you don't have.

ADJOURN: A motion was made by Councilmember Dennis and seconded by Councilmember Day to adjourn the meeting. With a vote of 8 – 0 – 0, Mayor Fellows adjourned the meeting at 11:24 p.m.

Janeen S. Miller, CMC
City Clerk

Date
Approved

PROCLAMATION

**A PROCLAMATION OF THE MAYOR AND COUNCIL
OF THE CITY OF COLLEGE PARK, MARYLAND
THANKING COUNTY COUNCIL MEMBER ERIC OLSON
FOR HIS SERVICE**

WHEREAS, Eric Olson, a resident of the City of College Park, served on the College Park City Council from December 9, 1997 until December 1, 2006, ably representing the 3rd City Council District on matters before the Council during that time; and

WHEREAS, Council Member Olson served as Council Member representing the 3rd County Council District on the Prince George's County Council from December 1, 2006 to December 1, 2014; and

WHEREAS, for seventeen years, Council Member Olson served our community with diligence, determination, competence and integrity; and

WHEREAS, Council Member Olson was Vice-Chair of the Prince George's County Council for two years and served on the Planning, Zoning and Economic Development Committee and the Transportation, Housing and the Environment Committee; and

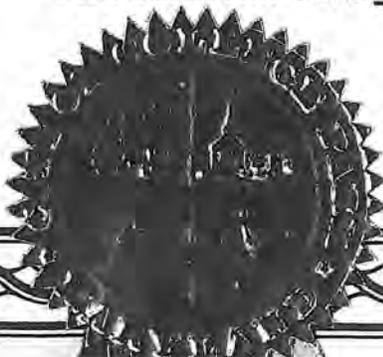
WHEREAS, the City of College Park is grateful to Council Member Olson for his efforts on many projects that directly benefit the City and its residents, including the Route 1 Ride, funding for Bike Share, pedestrian safety improvements on Route 1 and Paint Branch Parkway, legislation related to smart growth and improved infrastructure for walking and biking, and his work on the Purple Line, US 1 Corridor Sector Plan and College Park-Riverdale Park Transit District Development Plan; and

WHEREAS, Council Member Olson consistently worked to ensure that the City's position on development projects were carried and conveyed to the Planning Board and District Council.

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor and Council of the City of College Park join City residents and City staff in thanking Council Member Olson for his service on the Prince George's County Council, and look forward to working with him in the future on matters of mutual interest.

PROCLAIMED THIS 9th day of December, 2014.

Andrew M. Fellows, Mayor
City of College Park, Maryland



14-R-36



Office of the Mayor and Council
City of College Park
4500 Knox Road
College Park, Maryland 20740
Telephone: (240) 487-3501
Facsimile: (301) 699-8029

**NOTICE OF FINAL DECISION
of the
MAYOR AND COUNCIL
of the
CITY OF COLLEGE PARK**

RE: **Case No. CEO-2014-05 Name: Daniel Canotti**
Address: 4801 Hollywood Road, College Park, MD 20740

Enclosed herewith is a copy of the Resolution setting forth the action taken by the Mayor and Council of the City of College Park in this case on the following date:
December 9, 2014

CERTIFICATE OF SERVICE

This is to certify that on **December 11, 2014**, the attached Resolution was mailed, postage prepaid, to all persons of record.

NOTICE

Any person of record may appeal the Mayor and Council decision within thirty (30) days to the Circuit Court of Prince George's County, 14735 Main Street, Upper Marlboro, MD 20772. Contact the Circuit Court for information on the appeal process at (301) 952-3655.

Janeen S. Miller, CMC
City Clerk

Copies to: Advisory Planning Commission
City Attorney
Applicant
Parties of Record

PG Co. DER, Permits & Review Section
M-NCPPC, Development Review Division
City Public Services Department

RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLLEGE PARK, MARYLAND ADOPTING THE RECOMMENDATION OF THE ADVISORY PLANNING COMMISSION REGARDING APPEAL NUMBER CEO-2014-05, 4801 HOLLYWOOD ROAD, COLLEGE PARK, MARYLAND, APPROVING A VARIANCE FROM THE REQUIREMENTS OF CITY CODE §87-23 B TO PERMIT THE CONSTRUCTION OF A FENCE IN THE FRONT YARD AND RECOMMENDING APPROVAL OF VARIANCES FROM THE REQUIREMENTS OF CITY CODE §87-23 C. REQUIRING A 25-FOOT SIDE YARD SETBACK, WHERE THE SIDE LOT LINE IS A CONTINUATION OF THE FRONT YARD LINE OF THE ADJACENT LOT.

- WHEREAS,** the City of College Park, Maryland (hereinafter, the "City") has, pursuant to Ordinance Number 11-O-03 (hereinafter, the "Ordinance"), and in accordance with Section 27-924 of the Prince George's County Zoning Ordinance (hereinafter, "Zoning Ordinance"), enacted an ordinance which sets forth procedural regulations governing any or all of the following: departures from design and landscaping standards, parking and loading standards, sign design standards, and variances for lot size, setback, and similar requirements for land within the corporate boundaries of the City, alternative compliance from landscaping requirements, certification, revocation, and revision of nonconforming uses, and minor changes to approved special exceptions; and
- WHEREAS,** the City is authorized by the Ordinance to grant an application for a waiver or variance for lot size, setback, and similar requirements where, by reason of exceptional narrowness, shallowness, shape, topography, or other extraordinary situation or condition of the specific parcel of property, the strict application of the Zoning Ordinance would result in peculiar and unusual practical difficulties or an exceptional or undue hardship upon the owner of the property, and a variance can be granted without substantial impairment of the intent, purpose and integrity of the General Plan or Master Plan; and
- WHEREAS,** the City is authorized by the Ordinance to grant a variance whereby reason of an extraordinary situation or condition, the strict application of the Fence Ordinance would result in peculiar and unusual practical difficulty to or an exceptional or undue hardship upon the owner of the property; and a variance can be granted without substantial impairment of the intent, purpose and integrity of the Fence Ordinance; and where, if applicable, the variance is consistent with the Design Guidelines adopted for the Historic District; the variance will not adversely affect the public health, safety, welfare, or comfort; the fence for which a variance is requested incorporates openness and visibility as much as is practicable, provided that the fence may not be constructed of chain link unless the material is consistent with the surrounding neighborhood; and the fence construction, including setbacks, is characteristic of and consistent with the surrounding neighborhood; in neighborhoods where chain link is a characteristic material, alternate materials incorporating openness and visibility, may be permitted; and
- WHEREAS,** pursuant to §15-19 of the Code of the City of College Park (the "City Code") the Advisory Planning Commission ("APC") is authorized to hear variances; and

- WHEREAS,** the City has adopted Section 87-23 “Fences” (hereinafter, the “Fence Ordinance”), and established certain restrictions on the construction and reconstruction of fences on residential properties, including a prohibition on front yard fences and side yard fences where the side lot line is a continuation of the front yard line of the adjacent lot; and
- WHEREAS,** the APC is authorized by the Fence Ordinance to grant a variance where, by reason of extraordinary situation or condition, the strict application of the Fence Ordinance would result in peculiar and unusual practical difficulty to or an exceptional or undue hardship upon the owner of the property, if a variance can be granted without substantial impairment of the intent, purpose and integrity of the Fence Ordinance; and where, if applicable, the variance is consistent with the Design Guidelines adopted for the Historic District; the variance will not adversely affect the public health, safety, welfare, or comfort; the fence for which a variance is requested incorporates openness and visibility as much as is practicable, provided that the fence shall not be constructed of chain link unless the material is consistent with the surrounding neighborhood; and the fence construction, including setbacks, is characteristic of and consistent with the surrounding neighborhood. In neighborhoods where chain link is a characteristic material, alternate materials incorporating openness and visibility may be permitted; and
- WHEREAS,** the APC is authorized by the Ordinance to hear requests for variances from the terms of the Zoning Ordinance with respect to fence regulations, including variances from Section 27-420 (a) of the Zoning Ordinance, and to make recommendations to the City Council in connection therewith; and
- WHEREAS,** the Mayor and Council are authorized by the Ordinance to accept or deny the recommendation of the APC with respect to variance requests; and
- WHEREAS,** on October 15, 2014, Daniel Canotti (hereinafter, the “Applicant”), submitted an appeal from City Code, §87-23, Paragraph B, which prohibits front yard fences and Paragraph C, which requires construction of side yard fences to be set back twenty-five feet where the side lot line is a continuation of the front yard line of the adjacent lot. The specific requests are for variances from the requirements set forth in the City Fence Ordinance, Chapter 87, Section 23, Paragraphs B and C, in order to construct a 3.5-foot high, split-rail-style, bamboo fence along the front and side property lines for a corner lot.
- WHEREAS,** on November 6, 2014, the APC conducted a hearing on the merits of the variances, at which time the APC heard testimony and accepted evidence, including the staff report, staff presentation and exhibits 1 –9, with respect to whether the subject application meets the standards for granting variances set forth in the Fence Ordinance; and
- WHEREAS,** based upon the evidence and testimony presented, the APC voted 3-1-0 to recommend that the variance to permit a front yard, 3.5-foot high, split-rail-style, bamboo fence be approved and voted 4-0-0 that the variance for a 25-foot setback from the Hollywood Road and 48th Avenue side property lines be approved with conditions; and

WHEREAS, the Mayor and Council have reviewed the recommendation of the APC as to the Application and in particular have reviewed the APC's findings of fact and conclusions of law; and

WHEREAS, no exceptions have been filed; and

WHEREAS, the Mayor and Council are in agreement with and hereby adopt the findings of fact and conclusions of law of the APC as to the Application as follows:

Section 1 Findings of fact:

- 1.1 The property is a corner lot, rectangular in shape with an area of 6,250 square feet.
- 1.2 The property is improved with a one-story, single-family home that was built in 1962 and a 12-foot by 12-foot shed that lies along the southeast corner of the lot.
- 1.3 The house is oriented along the longer lot line on 48th Avenue defined as the apparent front yard. The legal front yard for a corner lot is defined as the "shortest lot line that abuts a street." (Zoning Ordinance of Prince George's County, Section 27-107.01 (134) (C)). The terms "front yard" and "side yard," as subsequently used within this Resolution, refer to the apparent front yard and a side yard, as defined in the City Fence Ordinance.
- 1.4 The apparent front and rear property lines measure 125 feet in width; the side property lines measure 50 feet in length. The north side lot line abutting Hollywood Road is an extension of the front lot line of the adjacent property to the east along Hollywood Road. The west side lot line abutting 48th Avenue is an extension of the front lot line of the adjacent property to the south along 48th Avenue.
- 1.5 There used to be a driveway serving the property off of Hollywood Road. This driveway has been removed and re-sodded. A new driveway (24-feet by 24-feet) is being constructed off of 48th Avenue. The City Engineer is requiring the applicant to re-establish the curb along Hollywood Road, as a condition of approval for the new curb-cut.
- 1.6 The surrounding neighborhood is single-family residential.
- 1.7 The applicant has three young children. The purpose of the fence is to delineate a play area, discourage his children from running out into the street, and keep them safe.
- 1.8 According to the City Code Section 87-23. G. "Right of way and setbacks: In no event shall a fence be constructed to encroach into the public right-of-way or violate the visual obstruction setbacks required by Prince George's County Code Section 27-421, as amended, for corner lots." According to the Zoning Ordinance, Section 27-421 Corner lot obstructions: "On a corner lot, no visual obstruction more than three (3)

feet high (above the curb level) shall be located within the triangle formed by the intersection of the street lines and points on the street lines twenty-five (25) feet from the intersection.” The applicant’s fence will comply with this requirement, as verified by the City Engineer, because the top cross-bar of the fence does not exceed three (3) feet in height.

- 1.9 A temporary fence has already been installed by the applicant with the understanding that if the variances are not approved, this fence will be removed. If the fence variances are approved, the applicant will secure the fence posts in concrete footings.
- 1.10 Warren Corbin and his mother, Frances Corbin, the abutting property owner, who resides at 9531 48th Avenue, object by telephone to the variance request because they do not like the appearance of the fence, but did not attend the APC’s hearing.
- 1.11 The installation of the temporary fence has allowed the APC to visualize and assess the impact of the fence on adjacent properties, including the adjacent Corbin property. The Board concludes that the fence as proposed will have minimal visual or aesthetic impact on the Corbin property.
- 1.12 The APC further finds that the location of the fence as proposed by the applicant did not provide enclosure of or around the proposed driveway and would not provide any safety barrier against the applicant’s children running into the street along the southeast corner of the property. The APC finds that this deficiency would be addressed by providing for driveway enclosure fencing as depicted on Exhibit 1.

Section 2 Conclusions of Law

With regard to CEO-2014-05 for a front yard fence variance and a setback variance to install a 3.5-foot high, split-rail-style, bamboo fence in the front and side yards.

- 2.1 *The Property has an exceptional or extraordinary situation.*

Fence in Front Yard and Side Yard Setback Variances: There is an extraordinary condition that supports the front yard variance and the side yard setback variances. The property is a corner lot and, due to the lot dimensions and placement of the house on the lot, the rear yard is only eight (8) feet in depth, making the rear yard unsuitable for a play area. The applicant has three children and, for this property, it is more practical for children to play in the apparent front and street side yards given the orientation of the house on the site, the location of the existing shed and the minimal land at the rear of the house. The fence would define a safe play area, and discourage the applicant’s children from running into the street.

- 2.2 *The denial of the variance would result in a peculiar and unusual practical difficulty to, or exceptional or undue hardship to the property owner.*

Fence in Front Yard and Side Yard Setback Variances: The location of the house on the lot, the lot dimensions and the location of the shed, severely limit the land available for a usable play area. Denial of the variances will result in a peculiar and unusual practical difficulty by preventing the owner from creating a clear and visible fence barrier to discourage his three young children from running into the street and to keep them safe. Denial of the variances also will significantly and unreasonably reduce the size of the available play area for the owner's children.

- 2.3 *Granting the variance will not impair the intent, purpose or integrity of and applicable County General Plan or Master Plan or the Fence Ordinance.*

Granting the variances will not impair the intent, purpose or integrity of any applicable County General Plan or County Master Plan. The proposed 3.5-foot high, split-rail style, bamboo fence is the minimum necessary to offer some protection to the applicant's children.

- 2.4 *The variance is consistent with the design guidelines adopted for the historic district, if applicable.*

Not applicable, the property is not located in an historic district.

- 2.5 *The variance will adversely affect the public health, safety, welfare or comfort.*

Granting the variances will not adversely affect the public health, safety, welfare or comfort. The fence will not obstruct emergency personnel, equipment or vehicles.

- 2.6 *The fence for which an appeal is requested incorporates openness and visibility as much as is practicable, provided however, that it shall not be constructed of chain link unless this material is consistent with the surrounding neighborhood.*

The proposed fence will incorporate openness and visibility. The fence is proposed to be made entirely of bamboo. It is a split-rail-style consisting of 3.5-foot high bamboo posts, 7-inches in width, spaced 5-feet apart and two horizontal crossbars, 3-inches wide, located 1.2-feet above ground and 3.0-feet above ground, respectively.

- 2.7 *The proposed construction, including setbacks, is characteristic of and consistent with the surrounding neighborhood. In neighborhoods where chain link is a characteristic material, alternate materials incorporating openness and visibility, may be permitted.*

- 2.8 The proposed construction is not uncharacteristic with the surrounding neighborhood. The proposed fence will fit in with the neighborhood and will not be intrusive.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the City of College Park, Maryland that the findings of fact and conclusions of law of the APC are hereby adopted for the Application in CEO-2014-05 and the Mayor and Council grants relief as follows:

1. Approval to permit a front yard, 3.5-foot high, split-rail-style, bamboo fence in the locations depicted on Exhibit 1.
2. Approval of a 25-foot setback variance from the Hollywood Road and 48th Avenue side property lines with the following condition:
 - a) The Applicant shall fence in the driveway by either providing a gate across the driveway, by fencing along the inner perimeter of the driveway area, or both, in order to discourage the children from running into the street per Exhibit 1.

ADOPTED, by the Mayor and Council of the City of College Park, Maryland at a regular meeting on the 9th day of December 2014.

THE CITY OF COLLEGE PARK,
MARYLAND

Janeen S. Miller, CMC, City Clerk

Andrew M. Fellows, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

Suellen M. Ferguson
City Attorney

14-G-129

MEMORANDUM

TO: Mayor and Council
Joe Nagro, City Manager

FROM: Janeen S. Miller, City Clerk *JSM*

DATE: November 13, 2014

RE: 2015 Council Meeting Schedule

Council will need to approve the 2015 Meeting Schedule at the December 9 meeting. Attached is a calendar showing the proposed dates.

Council typically meets on the first four Tuesday nights of the month, except in June, July, August and December, when meetings are scheduled the first two weeks only. The attached schedule also shows the Saturday budget Worksessions. National Night Out and the municipal election are both on Tuesdays, so the Council meetings will be moved to Wednesday nights those weeks.

If you see any problems with the schedule as proposed, please let me know.

Thank you.

**MAYOR AND COUNCIL SCHEDULED MEETINGS
FOR THE YEAR 2015**
(Draft October 28, 2014)

WORKSESSIONS

Tuesday, January 6
Tuesday, January 20

Tuesday, February 3
Tuesday, February 17

Tuesday, March 3
Tuesday, March 17

Tuesday, April 7
Saturday, April 11 – Budget Worksession
Saturday, April 18 – Budget Worksession (if needed)
Tuesday, April 21

Tuesday, May 5
Tuesday, May 19

Tuesday, June 2

Tuesday, July 7

WEDNESDAY, August 5¹

Tuesday, September 1
Tuesday, September 15

Tuesday, October 6
Tuesday, October 20

WEDNESDAY, November 4²
Tuesday, November 17

Tuesday, December 1

REGULAR BUSINESS MEETINGS

Tuesday, January 13
Tuesday, January 27

Tuesday, February 10
Tuesday, February 24

Tuesday, March 10
Tuesday, March 24

Tuesday, April 14

Tuesday, April 28

Tuesday, May 12
Tuesday, May 26

Tuesday, June 9

Tuesday, July 14

Tuesday, August 11

Tuesday, September 8
Tuesday, September 22

Tuesday, October 13
Tuesday, October 27

Tuesday, November 10
Tuesday, November 24

Tuesday, December 8³

¹ Tuesday, August 4 is National Night Out, so the Worksession will be held on Wednesday

² City Elections are on Tuesday, November 3, so the Worksession will be on Wednesday

³ Inauguration of the 2015-2017 Mayor and Council

2015 Mayor & Council Meeting Schedule

Draft 12/1/14

JANUARY						
S	M	T	W	Th	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

FEBRUARY						
S	M	T	W	Th	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

MARCH						
S	M	T	W	Th	F	S
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				Good Neighbor Day

APRIL						
S	M	T	W	Th	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		Maryland Day

MAY						
S	M	T	W	Th	F	S
					1	2
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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE						
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28	29	30				

JULY						
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AUGUST						
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23	24	25	26	27	28	29
30	31					

SEPTEMBER						
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27	28	29	30			

OCTOBER						
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NOVEMBER						
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22	23	24	25	26	27	28
29	30					

DECEMBER						
S	M	T	W	Th	F	S
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

○ M&C Meeting ◻ Four Cities \ City Holidays ▲ MML

Holidays and Observances 2015:

Thursday, January 1, 2015	New Year's Day	Monday, September 7, 2015	Labor Day
Monday, January 19, 2015	Martin Luther King, Jr. Day	Wednesday, November 11, 2015	Veteran's Day
Monday, February 16, 2015	President's Day	Thursday, November 26, 2015	Thanksgiving Day
Friday, April 3, 2015	Good Friday	Friday, November 27, 2015	Day After Thanksgiving
Monday, May 25, 2015	Memorial Day	Friday, December 25, 2015	Christmas Day
Friday, July 3, 2015	Independence Day		

14-G-123

Motion for Councilmember Stullich

Item #14-G-123

I move that the City Council recommend approval of Preliminary Plan of Subdivision 4-14009 and Detailed Site Plan-14022 for The Hotel at the University of Maryland subject to the following conditions:

Preliminary Plan of Subdivision

1. Prior to any land disturbance in the landfill areas, written approval shall be obtained from the US Environmental Protection Agency with a copy provided to the City of College Park.
2. Prior to final plat, the preliminary plan shall be revised to show a public pedestrian access easement along all or part of the Route 1 frontage that will be conveyed to the University of Maryland and recorded in the Prince George's County Land Records.
3. Prior to the issuance of any building permit, demonstrate approval by Prince George's County Department of Public Works and Transportation of a full-movement traffic signal at Paint Branch Parkway and Greenhouse Road or other improvements at this intersection that show transportation adequacy. The existing slip road at Greenhouse Road shall be eliminated and proposed geometric improvements at this intersection shall be submitted to the City of College Park for review and comment.

Detailed Site Plan

1. Approval of alternative development district standards for the modifications requested by the applicant with the exception of:
 - a. Bicycle parking at one space per three vehicular parking spaces (to provide 130 bicycle parking spaces instead of the required 269 spaces).
 - b. Sign requirements prohibiting free standing signs and panelized back lighting and box lighting-type signs (to allow one freestanding sign on Route 1, three building mounted logo signs and two building mounted electronic message signs).
 - c. Maximum height limit of 2 stories (to allow a 13-story building) unless compliance is demonstrated with Federal Aviation Regulations (FAR) Part 77 and/or the Annotated Code of Maryland (COMAR) 11.03.05 so that the building does not constitute a hazard to air navigation at or near the College Park Airport.
2. Prior to building permit, the Applicant shall provide a letter to the City of College Park from the Maryland Aviation Administration (MAA) and/or the Federal Aviation Administration (FAA) that demonstrates compliance with Zoning Ordinance Section 27-548.42 (Height Requirements) or obtain a variance in compliance with COMAR 11.03.05.06 with a finding that the height does not endanger the public health, safety and welfare, or revise the site plan to lower the height of the building to be compliant.

3. Prior to certification, the Applicant shall revise the sign plan to:
 - a. Eliminate the freestanding sign from Route 1 or relocate it to the circular drive on Hotel Drive South.
 - b. Eliminate all electronic message center signs on the building facades. An electronic message center sign could be considered as part of a freestanding sign on Hotel Drive South if this sign is relocated from Route 1.
 - c. Eliminate the Southern Management logo signs from the upper stories of the south and west elevations. Consideration could be given to relocating these signs to the ground floor level.
4. Prior to certification, revise the Site Plan to:
 - a. Provide a sidewalk between the parking garage and on-site parking spaces at the South Hotel Drive entrance to allow pedestrian access from the street.
 - b. Provide a location for a bike share station to accommodate a minimum of 11 docks and 6 bikes.
5. Execution of an Agreement between the applicant, property owner and the City of College Park in substantially the form attached.

Comments

- The Preliminary Plan of Subdivision for The Hotel is scheduled to be heard by the Prince George's County Planning Board on December 11, 2014 and the Detailed Site Plan will be heard on December 18, 2014. The technical staff reports are now available and recommend approval with conditions.
- The purpose of the subdivision is to create a separate 3 1/4-acre parcel from the larger 43-acre parcel formerly known as East Campus and now being planned as an innovation district of the University of Maryland. This parcel will be sold to the University of Maryland Foundation and leased to the Southern Management Corporation for the construction of a 13-story (161-foot tall), 295-room hotel with approximately 405,000 square feet of gross floor area including retail, hotel and conference center uses and an 8-story, 806-car parking garage.
- The City would like to see enhancements to the proposed private streets that will serve the hotel as well as improvements to the pedestrian and bicycle infrastructure providing access from the Metro Station and proposed Purple Line Station. The University of Maryland has indicated their willingness to provide marked pedestrian access from Paint Branch Parkway through the surface parking lot to South Hotel Drive and to provide a more complete street network within the Innovation District in the future.

AGREEMENT

THIS AGREEMENT (“Agreement”), is made this ____ day of _____, 2014 by and between The Hotel at UMCP, LLC (“Developer”), a Maryland limited liability company, UMCPF Property III, LLC, (“Foundation”) a Maryland limited liability company and the CITY OF COLLEGE PARK, MARYLAND (the "City") a municipal corporation of the State of Maryland.

WHEREAS, Foundation is the contract purchaser of certain real property consisting of 3.29 (3.068?) acres more or less (hereinafter “the Property”) located in Prince George's County, Maryland, on the east side of Route 1, Baltimore Avenue, at its intersection with Paint Branch Parkway, Tax Map **, in the 21st District, being Block **, lots ***, recorded among the land records of Prince George's County, Maryland at liber ** folio *** and shown as Parcel 1 on the plat attached as Exhibit A; and

WHEREAS, the Developer has entered into a long term lease (“Lease”) with the Foundation for the Property, and has proposed the construction of a hotel, including retail, a conference center and a parking garage (“Hotel”), on the Property (“the Project”); and

WHEREAS, the Foundation and Developer have asked the City to recommend approval of Preliminary Plan of Subdivision PPS4-14009 (“PPS”) and Detailed Site Plan No. DSP 14022 (“DSP”), for the Project to the Prince George's County Planning Board (“Planning Board”) and the District Council for Prince George's County, Maryland; and

WHEREAS, the City has agreed to make said recommendations upon certain conditions, which shall be executed by the Developer and Foundation in the form of this Agreement.

NOW, THEREFORE, in consideration of the aforesaid recommendations by the City, the Foundation and Developer hereby declare and agree on behalf of themselves, their successors and assigns, as follows:

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

2. Developer and Foundation shall maintain, in a manner reasonably acceptable to the City, all pedestrian light fixtures installed in the US Route 1, Baltimore Avenue, right-of-way and in any City right of way pursuant to the DSP and/or this Agreement. Maintenance and operation shall include but not be limited to electric utility charges, replacement of light bulbs, and repair and replacement of the pedestrian street lights within a reasonable period of time, pursuant to a maintenance schedule established with the City. The City may invoice Developer and Foundation on a quarterly basis for electricity costs in the event Developer and Foundation it is not feasible to be invoiced for the costs of electricity directly by the utility company. Invoices shall be payable to the City within thirty (30) days of receipt. In the event that any such invoice is not timely paid, in addition to any other remedy available at law, any outstanding amount shall be a lien upon the Property to be collected in the same manner as City taxes are collected. Developer and Foundation shall indemnify and save harmless the City, its officers, employees and agents, from all suits, actions and damages or costs of every kind and description, including reasonable attorneys' fees, arising directly or indirectly out of the maintenance of the pedestrian light fixtures, caused by the negligent act or omission, intentional wrongful acts, intentional misconduct or failure to perform with respect obligations under this paragraph on the part of Developer and Foundation, their agents, servants, employees and subcontractors.

3. If a bikeshare program is operational, prior to use and occupancy permit, the Developer and Foundation shall pay the total sum of \$45,000 to the City for the installation and operation of an 11 dock/6 bike-share station on the subject property at a site designated by the Developer and Owner. Developer and Owner agree to provide any required access and entry to the City, its agents, servants, contractors and employees for the purpose of installation and maintenance of the bike-share station and to execute those documents necessary for this purpose. The City shall indemnify and save harmless the Developer and Owner, and their officers, employees and agents, from all suits, actions and damages or costs of every kind and description, including reasonable attorneys' fees, arising directly or indirectly out of the installation and maintenance of the bike share station, caused by the negligent act or omission, intentional wrongful acts, intentional misconduct or failure to perform with respect obligations under this paragraph on the part of City, its agents, servants, employees and contractors.

4. The Developer shall designate the City of College Park Planning Director as a team member in the USGBC's LEED Online system. The City's team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team

5. Each party hereto represents to the other that it has taken all necessary action to authorize the execution of this Agreement and that the person signing for each party is fully authorized to do so.

6. Notices: All notices and other communications under this Agreement shall be in writing and shall be deemed to have been duly given: (I) immediately upon receipt if hand-delivered in accordance with the notice provisions of this Agreement; (ii) on the day after delivery to a nationally recognized overnight courier service, or (iii) on the fifth day after

mailing, if mailed to the party to whom such notice is to be given, by registered or certified U.S. mail, return receipt requested, and, in all cases, if prepaid and properly addressed as follows:

To Developer:

To Owner:

To City:

City Manager
4500 Knox Road
College Park, Maryland 20740

With a copy to:
Suellen M. Ferguson, Esq.
Council, Baradel, Kosmerl & Nolan, P.A.
125 West Street
4th Floor
Annapolis, Maryland 21401

7. These obligations are subject to and contingent upon final approval of the aforesaid PPS and DSP (with such approval being beyond appeal).

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

9. The City shall have the right to enforce, by any proceeding at law or in equity, including injunction, all restrictions, terms, conditions, covenants and agreements imposed upon the Property, and/or the Owner pursuant to the provisions of this Agreement. The parties agree that if Owner should breach the terms of this Agreement, the City would not have an adequate remedy at law and would be entitled to bring an action in equity for specific performance of the terms of this Agreement. In the event the City is required to enforce this Agreement and the Developer or Owner is determined to have violated any provision of this Declaration, Owner will reimburse the City for

all reasonable costs of the proceeding including reasonable attorneys' fees. Should the Developer or Owner prevail in any action brought by the City to enforce a provision of this Agreement, the City shall reimburse said party for all reasonable costs of the proceeding including reasonable attorneys' fees.

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

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

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

13. The City shall generally support the approval of the PPS and DSP as long as it is found by the City to be in substantial conformance with the development plans for the Property previously shown to and endorsed by the City. The City retains the right throughout the development process to comment on, object to, recommend conditions and/or appeal issues not previously addressed and issues that have not yet arisen due to the current stage of development plans, provided that it will not unreasonably withhold consent and its comments will be consistent with previous agreements. The City further acknowledges that a conformance finding is not to be unreasonably withheld.

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

WITNESS/ATTEST:

Title: _____

WITNESS/ATTEST:

Title: _____

WITNESS/ATTEST:

CITY OF COLLEGE PARK

Janeen S. Miller, City Clerk

By: _____
Joseph L. Nagro, City Manager

Approved as to form and legal sufficiency:

Suellen M. Ferguson, City Attorney

Info Rpt: City Lobbyist

MEMORANDUM

TO: Mayor and City Council
FROM: Bill Gardiner, Assistant City Manager *BG*
THROUGH: Joe Nagro, City Manager *JN*
DATE: December 5, 2014
SUBJECT: City Lobbyist for 2015 Legislative Session

ISSUE:

The City Council budgeted funds in FY15 to cover the costs of a professional lobbyist to track legislation and promote the City's interests before the Maryland General Assembly. At the November 5th Worksession, Council requested the Assistant City Manager to develop a scope of services and solicit proposals from firms. This memo is to inform Council of the results of the solicitation and that staff is negotiating a contract with Len Lucchi of the firm O'Mally, Miles, Nylan & Gilmore, P.A.

SUMMARY:

The Assistant City Manager previously had contacted staff from the cities of Bowie, Rockville, and Takoma Park to discuss the legislative services firms that they have used, and the costs and range of services the firms provided. Based on that information and further discussion with staff, a scope of services was developed and three firms were requested to provide proposals. Joel Rozner of Rifkin, Weiner, Livingston, Levitan & Silver, LLC was appreciative of the solicitation, but felt that his current clients would have conflicting interests with the City of College Park. The City received proposals from Michele Douglas, Principal with Public Policy Partners, LLC and Len Lucchi, Principal with O'Mally, Miles, Nylan & Gilmore, PA. A summary of the firms and their proposals are below.

PPP is a full-scale advocacy and government relations firm, offering lobbying, public policy development, grassroots advocacy, business development, and training services. The partners are not attorneys, but have long experience working in state government and/or lobbying for clients. PPP's clients tend to be non-profits and associations. It proposes to provide approximately 134 hours of service at \$150 per hour, for a total cost of \$20,000 (mid-December through April 30, 2015). PPP would work with the City to develop a legislative agenda and strategy prior to the start of the session, and during the session it would provide weekly updates on legislation it would track for the City. It would also track pertinent budget items and present a report to Council with the outcomes of bills that were of interest to the City.

O'Mally, Miles, Nylan & Gilmore, P.A. (OMNG) is a full-service law firm with 20 employees who work in litigation, real estate, banking, and government relations. Its client list includes non-profits, associations, and private corporations. It proposes to provide approximately 60 hours of service for a total cost of \$20,000 for the period of mid-December through April 30,

2015. OMNG would review legislation, develop City legislative strategies and positions, communicate the City's positions to officials, facilitate meetings, provide weekly reports, coach staff and Council members prior to testimony, and represent the City's interests in the state budget.

RECOMMENDATION:

The lobbyists from PPP and OMNG received positive references. The hourly rate for OMNG is about twice the rate for PPP. However, the actual hours worked for both firms is an estimate, and with legislative services an hourly rate is not necessarily the best metric for value. Staff feel that Len Lucchi's experience working with the County delegation and the City of Bowie will be of benefit to College Park. Mr. Lucchi will attend a worksession in January to meet with Council and discuss legislative priorities and issues. After the General Assembly concludes the session in April, the City can evaluate the costs and benefits of using a lobbyist and the strengths and weaknesses of the firm that provides services to the City.