



**MONDAY, APRIL 25, 2016**  
**CITY OF COLLEGE PARK**  
**COUNCIL CHAMBERS**  
**7:30 P.M.**

**MAYOR AND COUNCIL REGULAR MEETING**  
**AGENDA**

**(There will be a closed session at the conclusion of the meeting)**

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**COLLEGE PARK MISSION STATEMENT**

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

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- 1. MEDITATION**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ANNOUNCEMENTS**
- 5. CITY MANAGER'S REPORT**
- 6. ACKNOWLEDGMENTS**
- 7. PROCLAMATIONS AND AWARDS**
  - a. Children's Mental Health Awareness Week, May 1-7, 2016
- 8. AMENDMENTS TO AND APPROVAL OF THE AGENDA**
- 9. PRESENTATIONS**
  - a. Recognition of Graduate Interns for their year of service to the City: Jessica Quaranto (Chicago School of Professional Psychology) and fellow graduate interns Christopher Soves (Catholic University) and Kalphria Wilson (UMD)
  - b. Program Celebrating 20 years of Lakeland STARs
  - c. Presentation by City lobbyists on the Maryland General Assembly session – Len Lucchi and Eddie Pounds, O'Malley, Miles, Nylen & Gilmore, P.A.
- 10. PUBLIC COMMENT ON CONSENT AGENDA AND NON-AGENDA ITEMS** - Speakers are asked to provide their name and address for the record, and are given three minutes to address the Council.

11. PUBLIC HEARINGS

a. Greater College Park RISE Zone Application

12. CONSENT AGENDA - Note: Consent Agenda items are routine items of business that are collectively presented for approval through a single motion. A Councilmember may request that an item be pulled from the Consent Agenda and placed under Action Items for separate discussion and action.

16-G-55 Approval of Minutes from the April 12, 2016 Regular Meeting

Motion By:  
To: Adopt  
Second:  
Aye: \_\_\_ Nay: \_\_\_  
Other: \_\_\_\_\_

13. ACTION ITEMS

16-G-56 Approval, with conditions, of DSP-12030 for Pregnancy Aid Center

Motion By: Kabir  
To: Approve  
Second:  
Aye: \_\_\_ Nay: \_\_\_  
Other: \_\_\_\_\_

16-G-16 Request by the University of Maryland to rename Paint Branch Parkway to Campus Drive

Motion By: Day  
To: Approve  
Second:  
Aye: \_\_\_ Nay: \_\_\_  
Other: \_\_\_\_\_

16-R-10 Resolution for the purpose of approving the City's participation in the Greater College Park RISE Zone Application

Motion By:  
To: Approve  
Second:  
Aye: \_\_\_ Nay: \_\_\_  
Other: \_\_\_\_\_

16-O-02 Introduction of the FY 2017 Budget Ordinance. ***The Public Hearing will be held on May 10, 2016 at 7:30 p.m. in the Council Chambers***

Motion By:  
To: Introduce  
Second:

16-G-58 Appointments to Boards and Committees

14. MAYOR AND COUNCILMEMBER REPORTS/COMMENTS

15. STUDENT LIAISON'S REPORT/COMMENTS

16. CITY MANAGER'S REPORT/COMMENTS

17. GENERAL COMMENTS FROM THE AUDIENCE

18. ADJOURN

**CLOSED SESSION FOLLOWING THE MEETING**

**Pursuant to §C6-3 of the College Park City Charter, the City Council will meet in a Closed Session to consider matters related to collective bargaining negotiations**

➤ This agenda is subject to change. For the most current information, please contact the City Clerk at 240-487-3501.

- **Public Comment is taken during Regular Business meetings on the second and fourth Tuesdays of the month in one of the following ways. All speakers are requested to complete a card with their name and address for the record.**
  - **To comment about a topic not on the meeting agenda: Speakers are given three minutes to address the Council during “Public Comment on Non-Agenda Items” at the beginning of each Regular Meeting.**
  - **To comment on an agenda item during a Regular Business meeting: When an agenda item comes up for consideration by the Council, the Mayor will invite public comment prior to Council deliberation. Speakers are given three minutes to address the Council on that agenda item.**
- **In accordance with the Americans with Disabilities Act, if you need special assistance, please contact the City Clerk’s Office at 240-487-3501 and describe the assistance that is necessary.**

# Proclamation:

## Children's Mental Health Awareness Week

**Proclamation**  
**Children's Mental Health Awareness Week**  
**May 1 – 7, 2016**

WHEREAS, Children's Mental Health Awareness Week is celebrated annually during the first full week of May to raise awareness and understanding of children's mental health; and

WHEREAS, Mental health encompasses mental wellness, such as resiliency and social skills, and mental health problems, such as symptoms interfering with performance as well as mental illness or diagnosable disorders; and

WHEREAS, Children's mental health is directly linked to their learning and development and meeting children's mental health needs is a wise, cost effective investment; and

WHEREAS, Mental health services for children and youth are integral to social and emotional development, and prevention and early intervention are a critical part of a continuum of mental health services; and

WHEREAS, the City of College Park has a longstanding commitment to culturally-competent, community-based mental health services for children, youth, and families through the City's counseling and community outreach services offered by the City's Youth and Family Services program.

NOW, THEREFORE, BE IT PROCLAIMED, that the City of College Park joins Maryland's Children's Mental Health Matters Campaign in declaring the week of May 1 – 7, 2016 as Children's Mental Health Awareness week in College Park to increase awareness and understanding of the importance of children's mental health, and call upon all College Park residents to honor this observance.

Proclaimed this 25<sup>th</sup> day of April 2016.

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Patrick L. Wojahn, Mayor  
City of College Park

# PUBLIC HEARING:

Greater College Park  
RISE Zone  
Application



## **NOTICE OF PUBLIC HEARING**

### **THE CITY'S PROPOSED PARTICIPATION IN THE GREATER COLLEGE PARK REGIONAL INSTITUTION STRATEGIC ENTERPRISE (RISE) ZONE**

**MONDAY, APRIL 25, 2016 – 7:30 P.M.**

**2nd Floor Council Chambers  
City Hall, 4500 Knox Road  
College Park, MD 20740**

Maryland created the RISE Zone program to encourage investment and job creation near universities committed to economic development in their communities. The City has been working with the University, the County, the College Park City University Partnership, and Riverdale Park on a joint RISE Zone application. The proposed RISE Zone contains approximately 470 acres, and includes property in the Innovation District and the Research Park, and property along Baltimore Avenue from MD 193 to just south of Guilford Road.

The draft application specifies that anywhere in the entire RISE Zone, new commercial and industrial buildings will be eligible for the minimum real property tax credit--50 percent the first year and 10 percent the following four years--on the increased value of the property due to new investment (a new building or the expansion / major renovation of an existing building). Hotels, motels, grocery stores, and retail are NOT included in this category of commercial and industrial.

Additionally, the draft application specifies that within the Innovation District and the Research Park areas of the RISE Zone, new investment for high technology businesses in the fields of engineering, data analytics, earth sciences, virtual reality, cybersecurity, quantum computing, linguistics, additive manufacturing, e-commerce, robotics, aerospace, biotechnology and similar industries will be eligible for a 50 percent real property tax credit for five years on the increased value of the property. The City Council is considering increasing this higher tax credit for technology businesses from 50 percent to 75 percent, which would match the proposed tax credit level by Prince George's County.

After the Public Hearing, the City Council will consider a resolution that supports participating in the RISE Zone and establishes the City's real property tax credits that will be provided to eligible properties.

Copies of the draft application, the draft City Resolution, and a map of the proposed Zone are available online at: [http://collegeparkmd.gov/revize/collegepark/programs\\_and\\_initiatives/index.php](http://collegeparkmd.gov/revize/collegepark/programs_and_initiatives/index.php). You may also obtain a copy from the City Clerk's Office, 4500 Knox Road, College Park, MD 20740, or call 240-487-3501.

All persons interested shall have an opportunity to be heard. If you are unable to appear in person, you may submit written comment by 5:00 p.m. Monday, April 25, 2016.

*In order to be received by the Council as part of the record, the comment must include the specific topic to which it relates and the full name and address of the person submitting the comment. Written comment should be addressed to the Mayor and City Council, and submitted no later than 5:00 p.m. on the day of the meeting to [cpmc@collegeparkmd.gov](mailto:cpmc@collegeparkmd.gov)*

In accordance with the Americans With Disabilities Act, if you need special assistance, please contact the City Clerk's Office at 240-487-3501 and describe the assistance that is necessary.

# 16-G-55

April 12, 2016  
Minutes

**MINUTES**  
**Regular Meeting of the College Park City Council**  
**Tuesday, April 12, 2016**  
**Council Chambers**  
**7:30 p.m. – 10:27 p.m.**

**PRESENT:** Mayor Pro Tem Dennis; Councilmembers Kabir, Nagle, Brennan, Stullich (arrived at 7:44 p.m.), Day, Cook (arrived at 7:35 p.m.) and Kujawa (arrived at 7:36 p.m.).

**ABSENT:** Mayor Wojahn.

**ALSO PRESENT:** Scott Somers, City Manager; Bill Gardiner, Assistant City Manager; Janeen Miller, City Clerk; Suellen Ferguson, City Attorney; Terry Schum, Director of Planning; Bob Ryan, Director of Public Services; Jill Clements, Director of Human Resources; Cole Holocker, Student Liaison; Adler Pruitt, Deputy Student Liaison.

Mayor Pro Tem Dennis opened the Regular Meeting at 7:30 p.m.

**Announcements:**

Councilmember Kabir said that the North College Park Civic Association would hold their monthly meeting at 7:30 p.m. at the Youth and Family Services building. Councilmembers from Districts 1, 2 and 4 will host a Budget Town Hall meeting on Friday April 29 at 7:00 p.m. at the Youth and Family Services building.

Councilmember Brennan discussed the Litter Logo Competition, which is running during the month of April. The purpose is to raise awareness of litter issues in our community.

Councilmember Dennis said that the Lakeland Civic Association will hold their monthly meeting on Thursday, April 14 at 7:00 p.m. in the College Park Community Center.

**City Manager's Report:** Mr. Somers announced that the second FY '17 Budget Worksession will take place on Saturday at 9:00 a.m. On Thursday, April 28 the Four Cities will meet in New Carrollton. He mentioned the red folder item: a request from the CPCUP for reappointments to the Board.

**Proclamations And Awards:** Mayor Pro Tem Dennis read the Earth Day Proclamation and the Arbor Day Proclamation.

**Amendments To And Approval Of The Agenda:** 1) (Somers) Add a closed session at the end of tonight's meeting to consult with Counsel on a legal matter, to consider matters that relate to collective bargaining, and to discuss matters related to a negotiating strategy; 2) (Day) Move 16-G-49 and 16-G-50 to the Consent Agenda; 3) (Kabir) Move 16-G-52 to the April 19 Worksession and list as a possible Special Session; 4) (Stullich) Move 16-G-38 to the end of tonight's agenda. Motion by Councilmember Nagle and seconded by Councilmember Day to approve the agenda as amended, passed 8 – 0 – 0.

**Public Comment on Consent and Non-Agenda Items:** None.

**CONSENT AGENDA:** A motion was made by Councilmember Stulich and seconded by Councilmember Kabir to adopt the Consent Agenda, which consisted of the following:

- 16-R-08**      **A Resolution Of The Mayor And Council Of The City Of College Park, Maryland To Support The Mayor’s Challenge For Water Conservation**
- 16-G-49**      **Approval of dumpster permits for periods of 30 days each until completion of the renovation of 4617 Norwich Road, and authorization for the Public Services Department to issue such permits**
- 16-G-50**      **Letter of support for The Partnership’s application for funding of the Milkboy + ArtHouse project to the County Redevelopment Authority’s Community Impact Grant Program**

**The motion passed 8 – 0 – 0.**

**ACTION ITEMS:**

- 16-G-51**      **Transfer of a Class B+, Beer, Wine, and Liquor License from J&G Inc. t/a Town Hall Restaurant to Town Hall Wine and Spirits, LLC, t/a Town Hall Restaurant and Liquor**

Public Services Director Bob Ryan gave a presentation: This item was discussed at last week’s Worksession. There are two items for Council’s consideration tonight: 1) status of the fence; 2) food to alcohol ratio. Regarding 1: The Property Use Agreement (PUA) states that the new owners will complete the \$50,000 of property improvements agreed to by the current owners that were a condition of the Sunday off-sale permit, if the current owners do not complete those improvements by the time of sale. Those include a new sign in front of the store, painting the exterior, and repairing or replacing a fence at the rear of the store. The applicants instead have offered to remove that fence – this is one of the items for Council to decide tonight. Regarding 2: This liquor license is unique in that it does not require food service, however the applicants have agreed to serve light fare food. Most of our PUAs include a food to alcohol ratio, but in this case Council will need to decide if it wishes to establish a ratio.

Councilmember Brennan asked if staff had a position on the ratio. Ms. Ferguson said since there is no obligation to provide food with this license, staff had not proposed a food to alcohol ratio.

Mr. Bob Kim, Attorney for the applicant: He submitted to Council tonight the original list of improvements submitted to the BOLC, and a batch of invoices for work done to-date by the current owners. They just obtained the sign permit from DPIE so the sign should be completed in the next month or two. His client will accept responsibility for the sign and the fence if those have not been completed by closing. He also submitted a list of additional work that his clients intend to do to improve the building if the sale goes through.

Councilmember Brennan asked at what point the license holder has to prove they have met the \$50,000 requirement. Ms. Ferguson stated that the BOLC requires that proof at the one-year

renewal period, which is September of 2016. He asked if transfer of the license to the new owners constitutes an acceptance of the investment of the \$50,000? Mr. Kim said this investment requirement is a new process; the BOLC will verify the expenditures at the one-year renewal, or the license is subject to revocation.

Councilmember Brennan said the Council is not in a position to require a food to alcohol ratio in the PUA, and that removal of the fence is acceptable. He then clarified that Ms. Tandon is the actual applicant, not her husband, and assumed that she agrees with the statements made by her husband last week about the future investment in the property per the list they provided. He then asked if the body shop is also transferring. Mr. Kim said the Tandons will own that property and the auto glass shop will remain as a tenant. They have no plans to do anything with that business.

Councilmember Cook said it would be wise to have something in the PUA about the food to alcohol ratio to save some problems down the road. Ms. Ferguson said that the menu is included as an exhibit to the PUA. Mr. Kim stated that the entire menu will be served the entire time the business is open, and that the applicant is bringing in special equipment to prepare these menu items because the business does not have a full kitchen.

**A motion was made by Councilmember Brennan and seconded by Councilmember Day that the City Council support the transfer of a Class B+, Beer, Wine, and Liquor License from J&G Inc. t/a Town Hall Restaurant to Town Hall Wine and Spirits, LLC, t/a Town Hall Restaurant and Liquor subject to the applicant Mrs. Ashuta Tandon entering into a Property Use Agreement (PUA) with the City, in substantially the form as attached, with these amendments: remove reference to the food to alcohol ratio, and remove the obligation to replace the fence, and authorize the City Manager to sign the PUA and authorize City staff to testify to the Council's position at the BOLC hearing.**

There were no comments from the audience or the Council.

**The motion passed 8 – 0 – 0.**

#### **16-G-37 Approval of an Amendment to the contract with NZI for construction of Randolph Macon Avenue**

City Attorney Suellen Ferguson gave a presentation: This is part of the effort to develop the Randolph-Macon unimproved right-of-way which Council has discussed previously. It has been determined through the plans provided by Mr. Kidwell what portions of the work would be done by him and what would be done by the City's contractor, NZI, because the City already has a competitively bid contract with NZI for the work included in the CDBG grant received by the City for \$127,000, which includes curb, gutter, sidewalk and paving. This proposal is to expand the scope of work in the NZI contract to include this work. The contract would not go forward until all of the other agreements necessary for this project are signed.

Councilmember Cook asked why this work wasn't taken out to bid. Ms. Ferguson said the contract that the City has with NZI did go out to competitive bid which set the unit prices. This proposal is to keep the same unit pricing, and to add this project to the scope of work. She added that this grant will close out in June, so the work needs to go forward.

**A motion was made by Councilmember Day and seconded by Councilmember Stulich to authorize an amendment to the existing City contract with NZI, to perform paving, curb, gutter, and sidewalk work in connection with the improvement of the Randolph-Macon right-of-way.**

There were no comments from the audience or from the Council.

**The motion passed 8 – 0 – 0.**

**16-R-09 A Resolution Of The Mayor And Council Of The City Of College Park, Maryland, To Extend The Homeownership Grant Program To Buyers Of Newly Constructed Detached Single Family Homes.**

City Attorney Suellen Ferguson gave a presentation: The City has funded a homeownership grant program for a number of years whose overall purpose is to support home ownership in the City. At times the eligibility criteria have changed. Current criteria include being a fire fighter or EMT, being an employee of the City, or buying a house in foreclosure. The proposal here is to include buyers of newly constructed single family homes with occupancy by the homeowner for a period of five years. This will encourage building of these houses and the buying of them.

**A motion was made by Councilmember Stulich and seconded by Councilmember Day to adopt Resolution 16-R-09 to support the amendment of the City's Homeownership Grant Program to include purchasers of newly constructed single family housing who agree to the Grant requirements.**

**Comments from the audience:**

**Mr. Robert Kidwell, 1005 Nora Drive, Silver Spring, MD, the developer:** Mr. Kidwell said these homes are intended to be transformative by providing nice houses in the upper \$500,000 range with the goal of repopulating Old Town with homeowners.

**The motion passed 8 – 0 – 0.**

**16-R-06 A Resolution Of The Mayor And Council Of The City Of College Park, Maryland To Adopt A Complete & Green Streets Policy**

Planning Director Terry Schum gave a presentation: 16-R-06 will adopt a complete and green streets policy for the City that seeks to implement public rights-of-way that are safe and convenient for all modes of transportation and for all users. When this policy was discussed at the last Worksession, Council requested some revisions that addressed drainage issues, which have been incorporated in both the Resolution, and in policy sections B4, C4, and E6.

**A motion was made by Councilmember Nagle and seconded by Councilmember Kujawa to adopt Resolution 16-R-06 to approve a Complete and Green Streets Policy for the City of College Park, Maryland.**

There were no comments from the audience.

Councilmember Nagle said it is fitting that the City is adopting this policy on the same night as doing proclamations for Earth Day and Arbor Day.

Councilmember Cook expressed concerns about the map that appeared in the consultant's report that showed certain connectivity in the Cherry Hill and north Autoville neighborhoods. She hopes that residents' desires will be respected in the future.

**The motion passed 8 – 0 – 0.**

### **16-G-53 Appointments to Boards and Committees**

Mayor Pro Tem Dennis called Council's attention to the request from the College Park City University Partnership to make reappointments to their Board of Directors.

**A motion was made by Councilmember Kujawa and seconded by Councilmember Stullich to appoint Melissa Avery to the Committee for a Better Environment, Marilyn Morin to the Citizens Corps Council, and Senator Rosapepe and Richard Wagner to the Board of the CPCUP. The motion passed 7 – 1 – 0 (Cook opposed).**

### **MAYOR AND COUNCILMEMBER REPORTS/COMMENTS:**

Councilmember Cook said that she, Councilmember Kujawa and residents met with the developers of Towne Place Suites next to the EconoLodge. She requested that this presentation be put on a Future Agenda.

Councilmember Stullich requested a future Worksession on the Calvert Hills Community Garden. She had 20 responses from residents of Calvert Hills who are interested in participating.

### **STUDENT LIAISON'S REPORT/COMMENTS:**

Mr. Holocker said he will send further information on the tailgates to Council. He and the Mayor judged the hacker submissions on Sunday at Bitcamp. They awarded a \$1,000 prize to College Park Toitles which is a scheduling and notification app for community events; he hopes they can present at a future Worksession. He saw some new renderings of the Iribe building for Computer Science and it looks amazing – he hopes the architect can present to Council.

### **GENERAL COMMENTS FROM THE AUDIENCE:**

**Mr. Robert Kidwell, 1005 Nora Drive, Silver Spring, MD:** He had previously suggested that the new road that is being built in Old Town be renamed to represent an historically black college – Howard Lane. He noticed on the University's football schedule that their opening game is against Howard University. He thinks it would be an opportunity to dedicate the road or do a ribbon cutting on Saturday morning before the game to draw attention to the project.

**At 8:50 p.m., a motion was made by Councilmember Cook and seconded by Councilmember Stulich to recess into a closed session for the reasons stated earlier. The Council will return to open session tonight after the closed session. The motion passed 8 – 0 – 0.**

**Council returned to open session at 10:19 p.m.**

**16-G-38 Approval of an Amendment to the Declaration of Covenants with Robert Kidwell**

**A motion was made by Councilmember Stulich and seconded by Councilmember Day to approve an amendment to the Declaration of Covenants with Robert Kidwell and others in a form to be approved by the City Attorney, and to authorize the City Manager to sign the amendment. The amendment will authorize the City to contract with Mr. Kidwell for the remaining portions of the road that are not covered in the NZI contract in an amount up to \$250,000, to revise the owner occupancy period from 20 years to 10 years, to remove the LEED certification requirement, but require that a scorecard would be completed that would commit the builder to specific green building practices, and that the City will be repaid the \$250,000 within 3 years through the sale of the lots, and that the debt will be secured by a deed of trust that names the City as first in line for each property.**

Councilmember Nagle asked if Mr. Kidwell is going to own all the lots and sell them to the home buyers, or if the builder will sell them? Mr. Kidwell said there is one builder who will design a portfolio of homes and market them to prospective owners. The homes would be customized to meet the buyer's requirements. The builder is working with a bank that will issue a construction loan to the buyer. That loan would be used to purchase the lot. When they go to settlement on the lot the City would be repaid a pro-rated share of the cost of the road at that point, and the construction loan would be used to build the house. Once the house is built the construction loan would be converted to a regular long term mortgage.

Councilmember Stulich said Mr. Kidwell, residents of the Old Town community and staff have been working on this project for a number of years. The Old Town neighborhood faces particular challenges due to the high use of single family homes as rentals and this project is designed to help change that trend by creating a group of owner occupied single family homes and should become part of the solution to help stabilize the neighborhood.

Councilmember Kujawa asked if there is anything that could hold this up? Mr. Kidwell said the County has issued their permits and WSSC has approved the plan. They just need to submit a check to pay for the inspections, list the name of the contractor, and obtain insurance certificates naming the City and others as insured. He hopes to begin in May. He added that his family grew up in Old Town and they view this project as their legacy to College Park and hope it improves the quality of life in Old Town.

Councilmember Nagle will vote in favor of this but is cautious without actually seeing the final document.

**The motion carried 8 – 0 – 0.**

**ADJOURN:** A motion was made by Councilmember Nagle and seconded by Councilmember Day to adjourn the meeting. With a vote of 8 – 0 – 0, the meeting was adjourned at 10:27 p.m.

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Janeen S. Miller, CMC City Clerk	Date Approved
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Pursuant to §C6-3 of the College Park City Charter, at 8:50 p.m. on April 12, 2016, a motion was made by Councilmember Cook and seconded by Councilmember Stullich to enter into a Closed Session to 1) consult with Counsel on a legal matter, 2) discuss a negotiating strategy before a contract is awarded, and 3) consider matters related to collective bargaining negotiations. The motion passed 8 – 0 – 0 and the Council entered into the closed session at 8:57 p.m.

**Present:** Mayor Pro Tem Dennis; Councilmembers Kabir, Nagle, Brennan, Stullich, Day, Cook and Kujawa.

**Absent:** Mayor Wojahn.

**Also Present:** Scott Somers, City Manager; Bill Gardiner, Assistant City Manager; Janeen Miller, City Clerk; Suellen Ferguson, City Attorney. Planning Director Terry Schum and Human Resources Director Jill Clements each attended for a portion of the closed session.

**Topics Discussed:** 1) The City Manager and Human Resources Director updated the City Council on the status of collective bargaining negotiations. 2) The City Attorney provided advice to the City Council about a change to a development agreement that had been requested by a developer.

**Actions Taken:** None.

**Adjourn:** A motion was made by Councilmember Stullich and seconded by Councilmember Day to adjourn the closed session, and at 10:11 p.m. with a vote of 8 – 0 – 0, Mayor Pro Tem Dennis adjourned the meeting.

16-G-56

DSP-12030

Pregnancy Aid Center



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

**AGENDA ITEM NUMBER 16-G-56**

**Prepared By:** Miriam Bader

**Meeting Date:** April 25, 2016

**Presented By:** Miriam Bader

**Consent Agenda:** No

**Originating Department:** Department of Planning, Community and Economic Development

**Action Requested:** Take a position on DSP-12030 submitted by the Pregnancy Aid Center.

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

**Background/Justification:**

This item was discussed at the April 19<sup>th</sup> Worksession. Clarification was needed regarding existing and proposed perimeter fencing at the site. The development standards do not allow chain link fences and the Applicant was requesting a modification from this standard. This matter is still under discussion and an update will be provided at the City Council meeting.

**Fiscal Impact:**

If constructed, the expanded improvements at the Pregnancy Aid Center will provide additional tax base revenue to the City.

**Council Options:**

- #1: Support the Detailed Site Plan with conditions including the requested modifications and the request for a parking departure.
- #2: Support the Detailed Site Plan with different conditions
- #3: Do not support the Detailed Site Plan
- #4: Provide no comments to the Planning Board

**Staff Recommendation:**

#1

**Recommended Motion:**

*I move that the City Council support the Pregnancy Aid Center Detailed Site Plan #12030 as follows:*

1. *Approval of modifications to the development district standards to allow for a 1-story building and lower ceiling height, to allow for zero building frontage build-out along Erie Street and 48<sup>th</sup> Avenue, to allow for variable building setbacks, to eliminate interior parking lot landscaping, to increase the number of parking spaces, to allow a lesser parking lot setback and to not provide for any streetscape amenities along any street frontage at this time.*
2. *Approval of the departure to reduce the driveway width to less than 22 feet.*
3. *Approval of the site plan subject to the following conditions:  
Prior to certification, including review by City staff, the applicant shall revise the site plan as follows:*
  - A. *Move the Parking Lot Light Pole, identified as Pole 1, at least 15 feet to the west to lessen light spillage to the residences located along the south side of Erie Street. The intent is to reduce illumination from 2.3 foot-candles in this area to as close to 0.0 foot-candles at the property line as is reasonably possible.*
  - B. *Correct the Parking Schedule on Sheet 1 to reflect net office space rather than gross square footage.*

- C. Add an additional bicycle parking space for a total of 8 bicycle parking spaces to meet the Sector Plan requirements.*
- D. Add a note denying access from Route 1 to the property.*
- E. Correct the Architectural Elevation labels on PE-1 and PE-2.*
- F. Indicate that fencing along Erie Street shall be metal or wood picket but not chain-link.*

**Attachments:**

1. Worksession Cover Sheet from April 19, 2016



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

**Prepared By:** Miriam Bader, Senior Planner

**Meeting Date:** April 19, 2016

**Presented By:** Miriam Bader, Senior Planner

**Proposed Consent Agenda:** No

**Originating Department:** Department of Planning, Community and Economic Development

**Issue Before Council:** Review of DSP 12030 for proposed expansion of the Pregnancy Aid Center located at 4700 Erie Street.

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

**Background/Justification:**

The Pregnancy Aid Center filed a Detailed Site Plan (DSP) application for their property in order to expand an existing medical facility. This application was originally filed in 2013 but was tabled until a preliminary plan was approved. The City supported the preliminary plan. The Prince George's County Planning Board Hearing is scheduled for April 28, 2016. The Maryland-National Capital Park and Planning Commission (M-NCPPC) technical staff report may be available around April 15, 2016.

Size and Location

1.40-acres, Lots 22 and 23, Daniels Park Subdivision, northeast quadrant of Baltimore Avenue and Erie Street

Zoning

Mixed-Use-Infill, Central US 1 Corridor Development District Overlay Zone (MUI-DDOZ)

Existing Use

A 2-story office building, 5 accessory structures (4 sheds, and a garage) and a 24-space gravel, parking lot

Surrounding Uses and Zoning

Direction from subject site	Use	Zoning
North	Commercial (Enterprise Car Rental) fronting US 1 and Single-Family Residential	MUI, DDOZ and R-55
South	Commercial (Woods Florist, Vapin Time, Proteus Bicycles) fronting US 1 and Single-Family Residential	MUI, DDOZ and R-55
West (across US 1)	Commercial (Mattress Land, Shell Gas Station) and American Legion Meeting Hall	MUI, DDOZ
East	Single-Family Residential	R-55

Proposal

The Applicant proposes constructing a 3,102 square foot building addition to an existing 5,149 square foot medical office building, paving the existing gravel parking lot, removing 3 accessory structures (2 sheds will

remain) and providing stormwater management features. The detailed site plan (DSP) was reviewed in accordance with the following criteria:

1. Conformance with the Plan Prince George's 2035 General Plan
2. Conformance with the 2009 Approved Countywide Master Plan of Transportation
3. Conformance with the requirements of the M-U-I Zone from the Zoning Ordinance
4. Conformance with Planning Board Preliminary Plan Resolution 15-77
5. Conformance with requirements of the 2010 Sector Plan and Sectional Map Amendment for Central US 1 Corridor, including the Development District Standards

#### Conformance with Plan Prince George's 2035 General Plan

This application is consistent with the 2035 General Plan policies for the Innovation Corridor. The subject property is located within a designated Employment Area growth policy area. Plan 2035 describes Employment Areas as places commanding the highest concentrations of economic activity in four targeted industry clusters and recommends continuing to support business growth in these areas, concentrating new business development near transit, where possible, improving transportation access and connectivity, and creating opportunities for synergies.

#### Conformance with 2009 Approved Countywide Master Plan of Transportation

Baltimore Avenue/US 1 is the subject of an ongoing Maryland State Highway Administration (SHA) highway improvement planning project which will include pedestrian and bicyclist improvements such as medians, bicycle lanes, sidewalks, and landscaping. The submitted DSP indicates the Applicant has provided 50-feet of right-of-way from the centerline of Baltimore Avenue/US 1, 25-feet of right-of-way from the centerline of Erie Street and 25-feet of right-of-way from the centerline of 48<sup>th</sup> Avenue.

#### Conformance with the requirements of the M-U-I Zone from the Zoning Ordinance

The subject property is zoned Mixed Use Infill (M-U-I). The purpose of the MUI zone is to permit a mix of residential and commercial uses in areas which are already substantially developed, to encourage redevelopment of existing structures, and to allow flexibility in the review process. The proposed development, an existing two-story structure medical office with a one-story expansion, conforms with the intent of the MUI zone by using an existing structure, which was originally a house, and adapting it into a useable medical office.

#### Conformance with Planning Board Preliminary Plan Resolution 15-77

The Preliminary Plan of Subdivision (4-13012) was approved via Planning Board Resolution, PGCPB No. 15-77, on July 16, 2015 with 10 conditions (Attachment 5). The following conditions (numbered as in the resolution and indicated in bold) are applicable to the DSP review:

- 3. At time of DSP review, full cut-off exterior optic light fixtures shall be used to reduce sky glow and light intrusion onto residential properties to the fullest extent possible.**

*Comment:* Indicated on submitted DSP; however, City staff recommends a condition to relocate Parking Lot Light Pole 1 by at least 20 feet westerly to minimize light intrusion onto nearby residential properties.

- 4. At time of DSP review, the applicant and the applicant's heirs, successors, and/or assignees shall provide the following:**
  - a. Provide seven u-shaped designed bicycle parking spaces anchored into a concrete base.**
  - b. Reflect for construction a minimum five-foot-wide sidewalk with accessible ramps along the subject property frontage of Erie Street and 48th Avenue within the right-of-way if required by the City of College Park.**
  - c. Reflect for construction a minimum five-foot-wide sidewalk with accessible ramps along the subject property frontage within the public right-of-way of US 1 subject to**

**modification by SHA.**

*Comment:*

- a. The Applicant shows seven (7) u-shaped bicycle parking spaces as specified by M-NCPPC staff; however, the Sector Plan requires “one bicycle parking space for every three vehicular spaces” (p. 239 of US 1 Sector Plan). Since the Applicant is proposing 24 vehicular parking spaces, eight (8) bicycle parking spaces are required. City staff is recommending a condition to add one bicycle parking space.
- b. The Applicant shows sufficient right-of-way to allow for construction of a sidewalk along Erie Street and 48<sup>th</sup> Avenue but is requesting a modification to not construct sidewalks on Erie Street and 48<sup>th</sup> Avenue, see modification request 6 below.
- c. The State Highway Administration (SHA) is currently in the design phase for a 5-foot wide concrete sidewalk, ramps and a retaining wall along Baltimore Avenue and has agreed to construct it.

**5. Total development shall be limited to uses that would generate no more than 24 AM and 31 PM peak-hour vehicle trips. Any development generating an impact greater than that identified herein shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

*Comment:* Satisfied. No additional development is proposed beyond what was approved in the preliminary plan.

**6. Development of this site shall be in conformance with the Stormwater Management Concept Plan, 26195-2012-00, and any subsequent revisions**

*Comment:* Satisfied. Stormwater Management Concept Approval was granted on November 5, 2015 (expiration date November 5, 2018) to be met through a micro-bio-retention facility and 14 rain barrels.

**7. At the time of final plat approval, the applicant shall dedicate right-of-way along Baltimore Avenue (US 1), to an ultimate right-of-way width of 100 feet (50 feet from centerline), and additional right-of-way along Erie Street to an ultimate right-of-way of 50 feet (25 feet from centerline), as reflected on the approved preliminary plan of subdivision.**

*Comment:* Satisfied.

**8. At the time of final plat, the applicant and the applicant’s heirs, successors, and/or assignees, shall grant a ten-foot-wide public utility easement (PUE) along all public streets, or an alternative PUE acceptable to all applicable public utility providers, as reflected on the approved DSP.**

**9. Prior to final plat approval, the detailed site plan shall reflect all required utility easements. If the utility companies do not consent to an alternative utility easement, the detailed site plan shall reflect the standard ten-foot-wide public utility easement (PUE) along all public streets, which shall be reflected on the final plat.**

**10. Prior to the approval of the final plat, the applicant shall submit a variation in accordance with Section 24-113(b) to Section 24-122 for an alternative public utility easement, if necessary.**

*Comment:* Conditions 8-10 are very similar. These conditions have been satisfied for all streets except US1/Baltimore Avenue, see modifications to Sector Plan 7. Public Utility Easement below.

Conformance with the 2010 Approved US 1 Corridor Sector Plan

The subject property is located in the corridor infill character area. This character area consists of mixed-use but primarily residential development with park-like landscaping, easy accessibility to goods and services, and is intended to facilitate the redevelopment of existing strip-commercial development along US 1 while serving

as a transition from the more intensive walk-able nodes to existing residential area adjacent to the corridor. The proposed expansion of an existing medical office use is consistent with the sector plan's vision, land use, and urban design recommendations.

The applicant is requesting some modifications to the development standards of the DDOZ (see below) but is in general conformance with the Sector Plan.

### Modifications to Sector Plan

The Planning Board may approve alternate standards if they are found to benefit the development and the district and will not substantially impair the implementation of the Sector Plan.

The applicant is requesting the following eight (8) modifications to the Development District Standards:

1. Building Form: Height (p. 233) – The Applicant is requesting a modification of 9-inches to the standard for first floor height in order to accommodate the design of the new addition. The regulations require the height from the finished floor to the finished ceiling be a minimum of 11 feet. The first floor in the proposed structure is 10 feet 3 inches in order to seamlessly transition from the existing structure to the proposed structure.

*Comment:* City staff supports this minor modification since the intent is to subtly blend the addition with the existing structure.

2. Building Form: Setbacks (p. 233) – The Applicant seeks a modification to the building and accessory building setbacks. The Sector Plan requires a 20-foot minimum to a 25-foot maximum front building setback. After the additional right-of-way dedication of 20-feet, the proposed addition will be setback eight (8) feet from the new property line, almost matching the existing structure setback of 10-feet. Also, the Sector Plan requires a minimum 10-foot side-yard setback. An existing shed on the north side yard is proposed to remain and has a zero setback.

*Comment:* City staff supports these building setback modifications since the intent is to align the addition with the existing building. As for the modification for the existing shed, City staff supports this request since the intent is to validate an existing condition.

3. Building Form: Parking Lot Landscaping (p. 242) – The Applicant is requesting a modification to the requirement to provide parking lot interior landscaping and landscape strips between aisles. Significant, existing perimeter landscaping is proposed to remain, supplemented by additional landscaping.

*Comment:* City staff supports this modification based on the small size of the parking lot, it's configuration and the existing and proposed landscaping.

4. Building Form: Parking, Number of Spaces (p.239) – The Sector Plan requires eight (8) parking spaces based on net office space. Currently there are 24 parking spaces onsite. The Applicant would like to maintain these existing parking spaces because they serve the current and anticipated future needs of the facility.

*Comment:* City Staff supports this modification. Originally, M-NCPPC required parking spaces based on the gross square footage which would require 25 parking spaces. It was later determined that the Sector Plan standard is based on net office space which reduced the parking requirement to eight (8) parking spaces.

5. Architectural Elements: Fencing (p. 250) – The Applicant is requesting a modification to allow the existing perimeter chain-link and picket fence to remain. Chain link and the picket fence are prohibited in the DDOZ. According to the Statement of Justification, the Applicant is requesting the existing chain-link (along road frontages), picket fence, and security gate to remain; however, the site plan indicates some fencing will be removed and some chain-link fencing will be added.

*Comment:* The fence information is conflicting and confusing. City staff is proposing a condition that the

Applicant provide a fence plan with details that clearly shows what fences will remain, what fences will be removed and what fences are proposed. Even though the Applicant does not indicate existing fencing in the Baltimore Avenue right-of-way will be removed, it will need to be removed prior to the time the sidewalk is constructed.

City staff does not support the fence modification at this time until more information is provided.

6. Streets and Open Spaces: Sidewalks (p. 264) – The Applicant is requesting a modification of the requirement to provide sidewalks along US 1, Erie Street, and 48<sup>th</sup> Avenue.

*Comment:* Sufficient right-of-way has been dedicated for the required sidewalks; however, there are extenuating circumstances for each street, as discussed below, to recommend supporting this modification.

US 1/Baltimore Avenue – The State Highway Administration (SHA) will provide the required sidewalk.

Erie Street - City staff recognizes a need for a sidewalk on Erie Street in order to aid accessibility to the site for pedestrians. However, City staff acknowledges that it would be difficult and costly to build a sidewalk on the north side of Erie Street due to a steep slope and the need for a retaining wall to be constructed to preserve the parking lot. A sidewalk along the south side of Erie Street could provide the same benefit and is more easily constructed, if an easement can be obtained from the property owners.

48<sup>th</sup> Avenue - Building a sidewalk along 48<sup>th</sup> would mean disturbing part of an existing woodland that serves as an effective buffer between the neighboring residences and the parking lot for the medical office. There are no other sidewalks along this section of 48<sup>th</sup> street and City staff does not feel a sidewalk is necessary at this time due to the low volume of traffic on 48<sup>th</sup> street which allows people to walk and bike along the side of the street.

7. Public Utility Easement - A variation for an alternative Public Utility Easement (PUE) from 10-feet to a variable width that ranges from 8-feet to 10-feet.

*Comment:* The majority of the PUE complies with the 10-foot width except for a 123-foot segment on Baltimore Avenue. The Applicant's dedication of a 20-foot of right-of-way along this frontage puts the existing building 10-feet and the proposed addition 8-feet from the right-of-way. City staff supports this minor variation with the understanding that the location and width of the PUE must be reviewed and approved by the applicable utility providers.

8. Width of Ingress/Egress to parking lot - A separate departure application (see below) has been requested as the expense to remove and replace the existing 20-foot wide vehicular access secured entrance (mechanical gate with key pad entry) with a 22-foot wide gate would be cost prohibitive according to the Applicant.

#### Departure Request

The Applicant is requesting a departure from the design standard in Section 27-560(a) of the Zoning Ordinance that requires a 22-foot-wide interior driveway for two-way traffic. The site plan shows that a portion of the existing access drive from Erie Street narrows from the required 22-feet to 17.80-feet in width at the location of the security gate. The driveway does comply at the property line but narrows as it gets to the gate and then widens in the parking lot itself. Due to the hardship and prohibitive expense associated with replacing the existing 17.80-foot wide secured vehicular access entrance (mechanical gate with key pad entry) gate, with a 22 feet wide gate, the Applicant requests the approval for the existing gate to remain in lieu of replacing said gate.

*Comment:* Based on an e-mail, M-NCPPC staff will not be supporting this departure and will require the

applicant to install a 22-foot wide driveway and gate. City staff supports the four-foot departure since it allows an existing driveway that is more compatible with the residential character of the area and is adequate for the low volume of traffic. In addition, City staff agrees with the Applicant that the additional cost to replace the existing 17.80-foot wide security gate with a 22-foot wide gate is not worth the benefit to widen this small section of driveway by four-feet.

## **Site Design**

### Streetscape

The Applicant did not request a modification to the streetscape requirements (p. 262-268 of the Sector Plan), except for the sidewalk requirement. The Statement of Justification states that these requirements will be met; however, a streetscape detail was not provided. City staff is recommending a condition that a Streetscape detail, conforming with the Sector Plan, be provided that shows the proposed street lights, sidewalk (to be designed and constructed by SHA) and landscaping along US1/Baltimore Avenue. A modification for a streetscape exemption for Erie Street and 48<sup>th</sup> Avenue needs to be requested. City staff would support this exemption due to site conditions (substantial existing vegetation along Erie Street and 48<sup>th</sup> Avenue) and constraints (slope along Erie Street).

### Access

The Sector Plan states that the objective is to provide access to businesses/properties that is clearly defined and safe for motorists and pedestrians. The circulation pattern within parking lots shall be designed to facilitate clear vehicular movement and ensure safe and convenient pedestrian access from parked cars to building entrances. The Sector Plan also states that vehicular access from side streets should be utilized.

The subject property is currently served by a driveway on Erie Street. This access is proposed to remain. There will be no direct public access to US 1/Baltimore Avenue. There is a gated and locked driveway off of US 1 that is used occasionally for deliveries and is proposed to be used during construction. City staff is proposing a condition that this access be removed after construction by removing the curb-cut and driveway and installing a curb.

### On-Site Parking

There is an existing, screened, 24-space, gravel parking lot located off Erie Street to the east of the existing building. The Applicant is proposing to pave the existing gravel lot with pervious asphalt. This improvement will remove dust previously generated by the gravel. The parking area will remain screened from view with existing and proposed landscaping. In addition, the Applicant is proposing to provide seven (7) U-shaped bicycle parking spaces to be located at the western edge of the parking lot between the entrance of the building and the handicapped parking spaces. This number of bicycle parking spaces is one space short of the Sector Plan requirements. The Sector Plan requires one bicycle parking space for every three (3) vehicular spaces; therefore, 8 bicycle parking spaces are required for a 24-space parking lot. City staff is requiring a condition that one more bicycle parking space be added to meet the Sector Plan requirements.

According to page 239 of the Sector Plan, Required Office Parking in the Corridor Infill area is defined as followed: "Office buildings are limited in square footage to what is required to provide 3 assigned parking places per 1,000 square feet of net office space." The Applicant initially calculated the required parking based on the gross square footage of the building, which would require 25 spaces but has since amended his calculations to reflect net office space, see Attachment 2, amendment to the modifications, dated April 11, 2016 which requests a modification from the eight (8) required parking spaces to allow the 24 existing parking spaces, as indicated on the submitted Detailed Site Plan. A condition has been added that this calculation be corrected prior to signature approval of the DSP.

### Traffic Generation

At the time of preliminary plan review, the traffic generation was reviewed. A full traffic study was not required since this project will not generate 50 or more vehicular trips. However, Maryland-National Capital Park and

Planning Commission (M-NCPPC) Staff required weekday traffic counts for the intersection of US 1 and Fox Street and surrounding intersections for the purpose of making an adequacy finding.

The calculated weighted average of the critical lane volume (CLV) and level of service (LOS) under existing, background, and total traffic for the AM and PM peak periods for the US 1 Corridor between Capital Beltway (I-95/495) and University Boulevard (MD 193) are reported below:

Study Period	Existing Traffic CLV/LOS	Background Traffic CLV/LOS	Total Traffic CLV/LOS
AM peak period	1,523/E	1,541/E	1,556/E
PM peak period	1,403/D	1,422/D	1,445/D

The minimum acceptable average CLV/LOS for any of the three corridor segments per the approved and adopted adequacy standards of the US1 Plan is 1,600/E. Since the proposed development is not shown to exceed the adequacy standards, they have been met. The M-NCPPC Transportation Planning staff has reviewed this application and approves this use with the condition that uses permitted on the site should not generate more than 129 AM peak hour and 246 PM peak hour vehicle trips.

### Photometrics

Based on the submitted photometrics, Parking Lot Light Pole 1, should be moved 20-feet farther west to lessen light spillage to the residences located along the south side of Erie Street (reduce illumination from 2.3 foot-candles across from the residence to as close to 0.0 foot-candles as reasonably possible).

### Trash Removal

There will be no dumpster on site. Trash is and will be collected in traditional residential-sized trash cans that are carried out to the street for curbside pickup.

### **Building Design**

The new addition proposes to blend with the existing building using cementitious fiber board (i.e. Hardie® board), a light grey metal rib seamed roof, multiple windows and a green tile band between the first floor windows and the foundation. The building and addition has a “U” shaped design with extensive use of glass to in order to respect and maintain the sites extensive gardens. The central landscaped garden area will provide for ground water recharge and passive solar and ventilation design.

The front of the building faces Baltimore Avenue; however, access to the building is obtained from the rear. Currently, the building is not very visible from the road due to landscaping and topography. At the time the sidewalk is constructed, the building will become more visible since vegetation will be removed and the slope modified via a retaining wall.

*Comment:* The proposed addition meets the architectural element standards of the Sector Plan. The elevations are incorrectly labeled on Sheets PE-1 and PE-2 and need to be corrected (i.e. East elevation needs to be corrected to read West elevation, West is East, North is South, etc.).

### **LEED Certification**

The Corridor Infill character area encourages LEED Silver certification but does not require it. Only the “Walkable Mode” character area requires a minimum Silver certification. The Applicant has committed to implement applicable LEED and green sustainability standards, where appropriate. The Applicant has submitted their LEED scorecard (see Attachment 3).

*Comment:* City staff supports the Applicant’s desire to implement applicable LEED and green sustainability standards.

## Landscaping and Open-Space

The site is significantly covered with mature trees, large shrubs, and dense ground cover. In addition, the former use created a garden, garden walk and patio. All the vegetation and landscaping features will remain. Additional landscaping is proposed that will include shade trees, ornamental evergreen trees and shrubs. Stormwater management and irrigation will be by captured rainwater (14 rain-barrels) to be located around the addition and a small bio-retention area to be located north of the parking lot.

Since the property contains less than 10,000 square feet of woodland on-site, it is exempt from the Woodland Conservation Ordinance. However, the Applicant is proposing to retain 3,991 square feet of woodland and retain as much of the existing landscaping as possible.

The following table indicates that the applicant complies with the Prince George's County Landscape Manual.

Type of Tree	Required		Provided		Standard Met (Y or N)
	# Trees	% Native	# Trees	% Native	
Shade	3	50%	5	100%	Y
Ornamental	0	50%	0	0%	Y
Evergreen	2	30%	6	100%	Y
Shrubs	33	30%	69	100%	Y

## Other Approvals and Exemptions

A Natural Resources Inventory (NRI), Tree Conservation Plan (TCP) and Woodland and Wildlife Habitat Conservation Ordinance (WCO) letters of exemption were approved by the M-NCPPC Environmental Planning Section.

The M-NCPPC Historic Preservation Section determined that the proposal will not impact any historic sites, historic districts, historic resources or known archeological sites.

The site is not located within an Aviation Policy Area or Interim Land Use Control area.

## Recommendation

To support the DSP with conditions, including the request for a departure from parking lot design standards and the modifications for: ceiling height, building setbacks, parking lot landscaping, parking spaces, sidewalks, public utility easement. The modification to allow existing and proposed chain-link fences is not supported.

Prior to signature approval, including review by City staff the Applicant shall:

1. Move Parking Lot Light Pole 1 at least 20 feet farther west to lessen light spillage to the residences located along the south side of Erie Street (reduce illumination from 2.3 foot-candles across from the residence to as close to 0.0 foot-candles at the property line as is reasonably possible).
2. Correct Parking Schedule on Sheet 1 to reflect Sector Plan requirements (use net office space not gross square footage).
3. Add one more bicycle parking space for a total of 8 bicycle parking spaces to meet the Sector Plan requirements.
4. Submit a Route 1/Baltimore Avenue streetscape design that includes the sidewalk, retaining wall, street lights and landscaping that conforms to the Sector Plan requirements.
5. Request a streetscape exemption for Erie Street and 48<sup>th</sup> Avenue which City staff supports due to site conditions and constraints.

6. Remove the curb-cut and driveway access from Baltimore Avenue and install a curb.
7. Provide a fence plan detail that clearly shows what fences will be removed, what will be added and what will remain.
8. Correct the Architectural Elevations labels concerning direction of the elevations on PE-1 and PE-2.

**Fiscal Impact:**

If constructed, the expanded improvements at the Pregnancy Aid Center will provide additional tax base revenue to the City.

**Council Options:**

1. Support the Detailed Site Plan with conditions as proposed
2. Support the Detailed Site Plan with revisions to the conditions
3. Do not support the Detailed Site Plan
4. Table in order to continue the discussion
5. Provide no comment to the Planning Board

**Staff Recommendation:**

#1

**Recommended Motion:**

*I move that the City support the Pregnancy Aid Center Addition, DSP-12030 with conditions, including the request for a departure from parking lot design standards and the modifications for: ceiling height, building setbacks, parking lot landscaping, parking spaces, sidewalks, and public utility easement. The modification to allow existing and proposed chain-link fences is not supported.*

**Attachments:**

1. Detailed Site Plan Set (DSP, Landscaping, Elevations)
2. Statement of Justification for DSP-12030
3. LEED Scorecard
4. Departure Request from Parking Design Standards
5. Preliminary Plan Planning Board Resolution
6. Maryland-National Capital Park and Planning Referrals

# 16-G-16

Rename  
Paint Branch  
Parkway



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

**AGENDA ITEM NUMBER 16-G-16**

**Prepared By:** Bill Gardiner, Assistant City Manager    **Meeting Date:** April 25, 2016

**Presented By:** Bill Gardiner, Assistant City Manager    **Consent Agenda:** No

**Originating Department:** Administration

**Action Requested:** City support to re-name Paint Branch Parkway to Campus Drive

**Strategic Plan Goal:** Goal One: One College Park

**Background/Justification:**

The University of Maryland has asked the City Council to support their request to Prince George's County to rename Paint Branch Parkway to Campus Drive. Paint Branch Parkway extends 1.6 miles between the intersection of Baltimore Avenue at Campus Drive and Kenilworth Avenue at Good Luck Road.

Re-naming this section "Campus Drive" will improve wayfinding to the University from Kenilworth Avenue and improve the connectivity of the main campus with the Innovation District and the Research Park. The name change will benefit the City, the University, and the surrounding communities.

Council discussed this request during Worksessions in February and April. During the Council Worksession on April 19, University officials offered to request the appropriate department research the connection between Paint Branch and indigenous people in this area.

**Fiscal Impact:** None.

**Council Options:**

- #1: Support the name change.
- #2: Take no action.
- #3: Oppose the name change.

**Staff Recommendation:**

#1

**Recommended Motion:**

*I move that the City Council support changing the name of Paint Branch Parkway to Campus Drive, and to authorize the Mayor to sign and send a letter stating the Council's support for the new name to Prince George's County Executive Rushern Baker and M-NCPPC Chair Elizabeth Hewlett.*

**Attachments:**

- 1. Letter from Carlo Colella to Mayors Wojahn and Archer
- 2. Draft letter supporting the name change

April 25, 2016

The Honorable Rushern L. Baker, III  
Prince George's County Executive  
Ms. Elizabeth M. Hewlett, Chair  
Prince George's County Planning Board  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Dear County Executive Baker and Chair Hewlett:

The College Park City Council recently discussed the University of Maryland's request to rename Paint Branch Parkway. During our Council Meeting on April 25, the Council voted in favor of renaming Paint Branch Parkway to Campus Drive. We believe that changing the name to Campus Drive will benefit the City, the University, and surrounding communities. The City Council appreciates the offer by Carlo Colella, Vice President of Administration and Finance at the University of Maryland, to request the appropriate department to research and provide information regarding the historic connection between the Paint Branch and indigenous people in the area.

Paint Branch Parkway extends 1.6 miles between the intersections of Baltimore Avenue at Campus Drive and Kenilworth Avenue at Good Luck Road. Renaming it "Campus Drive" will improve wayfinding to the University from Kenilworth Avenue. Of equal importance, it will improve the sense of connectivity of the main campus with the Innovation District and the Research Park. There are relatively few addresses on Paint Branch Parkway, so this change would not be a significant disruption.

Thank you for your consideration of the City's support for this change.

Sincerely,

Patrick L. Wojahn  
Mayor

Cc: The Hon. Dannielle M. Glaros, Vice-Chair, Prince George's County Council  
The Hon. Vernon Archer, Mayor, Town of Riverdale Park  
Dr. Wallace D. Loh, President, University of Maryland  
Carlo Colella, Vice President, Administration and Finance, University of Maryland



# UNIVERSITY OF MARYLAND

DIVISION OF ADMINISTRATION & FINANCE

*Office of the Vice President*

2119 Main Administration Building  
College Park, Maryland 20742  
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www.vpaf.umd.edu

December 8, 2015

The Honorable Patrick L. Wojahn  
Mayor  
City of College Park  
4500 Knox Rd.  
College Park, MD 20740

The Honorable Vernon Archer  
Mayor  
Town of Riverdale Park  
5008 Queensbury Rd.  
Riverdale Park, MD 20737

Subject: Proposal to Rename Paint Branch Parkway

Dear Mayors Wojahn and Archer:

This letter sets forth an intention to request renaming a section of Prince George's County roadway currently named Paint Branch Parkway. Paint Branch Parkway extends approximately 1.6 miles between Baltimore and Kenilworth Avenues, and is located in the municipalities of College Park and Riverdale Park. To the east, it becomes Good Luck Road and to the west, it is named Campus Drive as it enters the University of Maryland (image attached). The University believes a name change to Campus Drive or Campus Parkway will benefit both the University and the surrounding community for the reasons stated below.

First, extending the name Campus Drive would provide greater continuity between the main campus, the forthcoming Innovation District, and the M Square Research Park. The University aims to better connect the Research Park, which will eventually employ an estimated 6,500 people, with the main campus. Extending Campus Drive to its doorstep would be a significant step towards achieving that goal as well as reinforcing the connection of the College Park Metro Station to the UMD campus.

Second, a name change would provide clarity in wayfinding. Visitors, as well as members of the local community, will be able to navigate more easily and articulate directions more effectively. This will help to mitigate heavy traffic flow to and from the University onto Baltimore Avenue by providing a clear exit strategy to direct traffic to continue on Campus Drive to Kenilworth Avenue. A clear alternative to exiting onto Baltimore Avenue is expected to lessen the impacts of congestion along that heavily trafficked roadway.

And, finally, since the number of properties on Paint Branch Parkway is limited, and several of them are owned by the University, the process of modifying street addresses would be straightforward. The University would, of course, reach out to owners to explain this proposal

P.L. Wojahn and V. Archer  
December 8, 2015  
Page 2

and answer any questions. The following properties currently have Paint Branch Parkway addresses:

- University of Maryland Fire and Rescue Institute, 4500 Paint Branch Pkwy
- University of Maryland Paint Branch Building, 4501 Paint Branch Pkwy
- U.S. Food and Drug Administration, 5100 Paint Branch Pkwy
- College Park Tennis Club, 5200 Paint Branch Pkwy
- 94<sup>th</sup> Aero Squadron Restaurant (closed), 5240 Paint Branch Pkwy
- University of Maryland Patapsco Building, 5145 Paint Branch Pkwy
- Herbert Wells Ice Rink and Ellen E. Linson Splash Park, 5211 Paint Branch Pkwy

We view this proposal as a positive development for the University of Maryland and for the College Park and Riverdale Park communities. Extending Campus Drive would provide clarity, continuity, and the potential to mitigate traffic from the University and Baltimore Avenue. We request your support for this proposed initiative and eagerly await a response.

Sincerely,

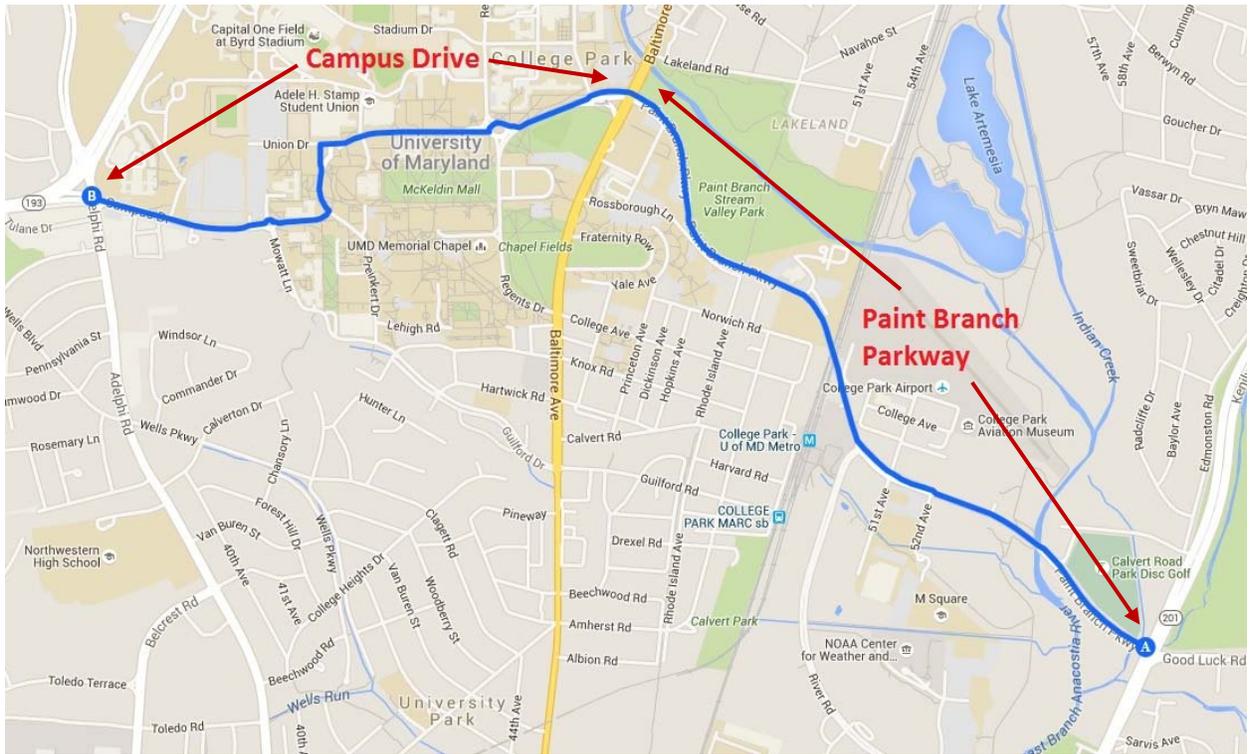


Carlo Colella  
Vice President for Administration and Finance

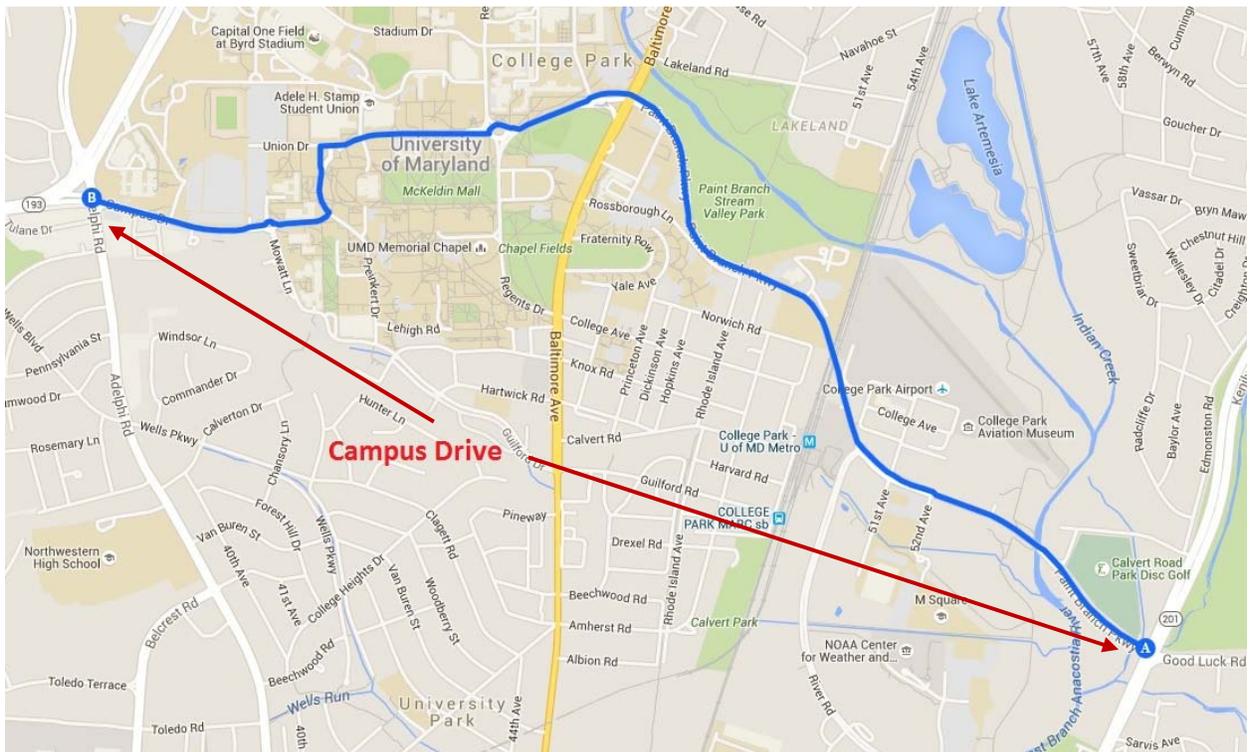
Enc.

cc: The Hon. Rushern L. Baker, III  
Mr. Bradley W. Frome  
The Hon. Dannielle M. Glaros  
Mr. David S. Iannucci  
Ms. Sara Imhulse  
Dr. Wallace D. Loh  
Mr. Darrell Mobley  
Mr. Eric C. Olson  
Mr. Scott Somers  
Mr. Ross Stern  
The Hon. James A. Rosapepe

## Current Conditions: Paint Branch Parkway and Campus Drive



## Proposed: Campus Drive



# 16-R-10

Greater  
College Park  
RISE Zone



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

**AGENDA ITEM NUMBER 16-R-10**

**Prepared By:** Bill Gardiner, Assistant City Manager

**Meeting Date:** April 25, 2016

**Presented By:** Bill Gardiner, Assistant City Manager

**Consent Agenda:** No

**Originating Department:** Planning

**Action Requested:** Authorize the City's Participation in the Greater College Park Regional Institution Strategic Enterprise Zone

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

**Background/Justification:**

The Regional Institution Strategic Enterprise (RISE) Zone was created by the State in 2014 to encourage investment and job creation near universities committed to economic development in their communities. It offers incentives to qualifying businesses, including local tax credits for new investment. The City has been working with the University, the County, the CPCUP, and Riverdale Park on a joint RISE Zone application and Council has discussed the program and draft versions of the application. At the April 19 Worksession, Council supported having a Public Hearing on the proposed City participation on April 25, 2016.

**Fiscal Impact:**

Approval of the application and participation in the RISE Zone would not impact current City revenue. The incentives are intended to attract new investment that otherwise would not occur. An estimate of future tax revenue and future tax credits based on the minimum tax credit level and a five-year 50% tax credit or a five-year 75% tax credit for high technology companies is attached.

**Council Options:**

- #1: Authorize participation in the Greater College Park RISE Zone and provide the minimum City tax credit level (first year, 50%; years 2-5, 10%) for eligible commercial and industrial development, and **a five-year 75% credit** for specific high technology development only in the Innovation District and the Research Park.
- #2: Authorize participation in the Greater College Park RISE Zone and provide the minimum City tax credit level (first year, 50%; years 2-5, 10%) for eligible commercial and industrial development, and **a five-year 50% credit** for specific high technology development only in the Innovation District and the Research Park.
- #3: Decline to participate in the Greater College Park RISE Zone.

**Staff Recommendation:**

Option #1.

**Recommended Motion:**

I move that the City Council adopt Resolution 16-R-10, which authorizes the City's participation in the Greater College Park RISE Zone as generally described in the attached application, and sets the minimum real property tax credit level for certain commercial and industrial development, and establishes **a five-year 75% credit** for certain high technology businesses in the Innovation District and the Research Park.

**OR**

I move that the City Council adopt Resolution 16-R-10, which authorizes the City's participation in the Greater College Park RISE Zone as generally described in the attached application, and sets the minimum real property tax credit level for certain commercial and industrial development, and establishes **a five-year 50% credit** for certain high technology businesses in the Innovation District and the Research Park.

**Attachments:**

1. RISE Zone Resolution
2. Greater College Park RISE Zone application
3. Estimated City Real Property Tax Revenue and Credits on 300,000 sf of qualified development

**RESOLUTION**  
**OF THE MAYOR AND COUNCIL OF THE CITY OF COLLEGE PARK, MARYLAND**  
**SUPPORTING THE CITY'S PARTICIPATION IN THE**  
**REGIONAL INSTITUTION STRATEGIC ENTERPRISE (RISE) ZONE**  
**WITH THE UNIVERSITY OF MARYLAND, PRINCE GEORGES COUNTY,**  
**AND THE TOWN OF RIVERDALE PARK**

**For the purpose of approving the City of College Park's participation in the Greater College Park Regional Institution Strategic Enterprise (RISE) Zone application and establishing the real property tax credits the City will provide to qualified businesses and qualified new development.**

WHEREAS, during the 2014 Session, the Maryland General Assembly passed House Bill 742, which established the Regional Institution Strategic Enterprise (RISE) Zone Program, codified as Section 5-1401 et seq. of the Economic Development Article of the Annotated Code of Maryland); and

WHEREAS, the purpose of the RISE Zone Program is to access institutional assets that have a strong and demonstrated history of commitment to economic development and revitalization in the communities in which they are located; and

WHEREAS, the RISE Zone Program provides income and property tax credits to qualifying businesses within a geographical area designated as a RISE zone by the Maryland Department of Commerce; and

WHEREAS, pursuant to Section 5-1404(a) of the Economic Development Article, a "qualified institution" shall apply jointly with a county, a municipal corporation, or the economic development agency of a county or municipal corporation to the Secretary of the Maryland Department of Commerce to designate an area as a RISE zone; and

WHEREAS, on September 11, 2015, the Secretary of the Maryland Department of Commerce designated the University of Maryland College Park (UMD) as a "qualified institution"; and

WHEREAS, UMD, the City of College Park, the Town of Riverdale Park, and Prince George's County, Maryland are jointly applying to the Secretary of the Maryland Department of Commerce to designate a certain area as a RISE zone (hereinafter referred to as the "Greater College Park RISE Zone") within the County, the City of College Park, and the Town of Riverdale Park at UMD's Research Park; and

WHEREAS, the Greater College Park RISE Zone is comprised of approximately four hundred seventy (470) acres and includes four major locations at: (1) UMD's Technology Advancement Building; (2) UMD's Innovation District; (3) UMD's Research Park and other nearby development sites; and (4) the property fronting Baltimore Avenue from Fordham Lane to Maryland Route 193; and

WHEREAS, UMD has a five hundred million dollar (\$500,000,000) annual research budget, is the largest employer and economic driver in the Greater College Park area, and is the birthplace of numerous startup-technology companies and innovations; and

WHEREAS, UMD has a strong record of economic development, which includes: launching the State's first technology incubator, investing in the State's first technology transfer office, and building the State's largest research park; and

WHEREAS, the Greater College Park RISE Zone will be an important element of the collaboration by UMD, the County, the Town of Riverdale Park, and the City of College Park to attract quality private sector investment and to revitalize commercial, research and residential areas in the proposed zone; and

WHEREAS, Attachment A, attached hereto and made part hereof, depicts the boundaries of the Greater College Park RISE Zone, and Attachment B, attached hereto and made part hereof, is in substantive form the joint Greater College Park RISE Zone application.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of College Park, Maryland hereby expresses approval of the joint application by the University of Maryland College Park, Prince George's County, the Town of Riverdale Park, and the City of College of Park to be submitted to the Secretary of the Maryland Department of Commerce for the designation of the Greater College Park Regional Institution Strategic Enterprise (RISE) Zone.

BE IT FURTHER RESOLVED that the City Council hereby expresses approval for the standard real property tax credit, effective for a five (5) year period pursuant to Section 5-1404(f) of the Economic Development Article of the Annotated Code of Maryland, of fifty percent (50%) in the first year, and ten percent (10%) in years two through five, on the increase to the assessment of new commercial development located anywhere within the RISE zone in College Park, excluding retail businesses; hotels and motels; and grocery stores.

BE IT FURTHER RESOLVED that the City Council hereby expresses approval of a real property tax credit of \_\_\_\_\_ (fifty percent (50%) OR seventy five percent (75%)), effective for a five (5) year period, on the increase to the assessment of new commercial development located within the Innovation District or the Research Park areas of the RISE Zone in College Park, and occupied by high technology companies and businesses in key target industries, including: engineering, data analytics, earth sciences, virtual reality, cybersecurity, quantum computing, linguistics, additive manufacturing, e-commerce, robotics, aerospace, biotechnology and similar industries.

BE IT FURTHER RESOLVED that the City Council acknowledges Prince George's County will manage the business certification process and will consult with UMD and the municipalities regarding certification.

BE IT FURTHER RESOLVED that the City of College Park held a public hearing regarding the City's participation in the Greater College Park RISE Zone application and the real property tax credit levels noted above.

BE IT FURTHER RESOLVED that the City of College Park hereby acknowledges and concurs with the Maryland-National Capital Park and Planning Commission determination that the Greater College Park RISE Zone is not located in: (1) a development district established under Title 12, Subtitle 2 of the Economic Development Article of the Annotated Code of

Maryland; or (2) a special taxing district established under Title 21 of the Local Government Article of the Annotated Code of Maryland.

BE IT FURTHER RESOLVED by the City of College Park that the designation of an area as a RISE zone may not be construed to limit or supersede a provision of a comprehensive plan, zoning ordinance, or other land use policy adopted by the County, a municipal corporation, or bi-county agency with land use authority over the area designated as a RISE zone.

BE IT FURTHER RESOLVED by the City Council that copies of this Resolution shall be sent by the City Clerk to the County Executive, the University of Maryland College Park, the Town of Riverdale Park, and the Secretary of the Maryland Department of Commerce.

**ADOPTED** by the Mayor and City Council of the City of College Park, Maryland at a regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**EFFECTIVE** the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**WITNESS:**

**CITY OF COLLEGE PARK**

\_\_\_\_\_  
Janeen S. Miller, CMC, City Clerk

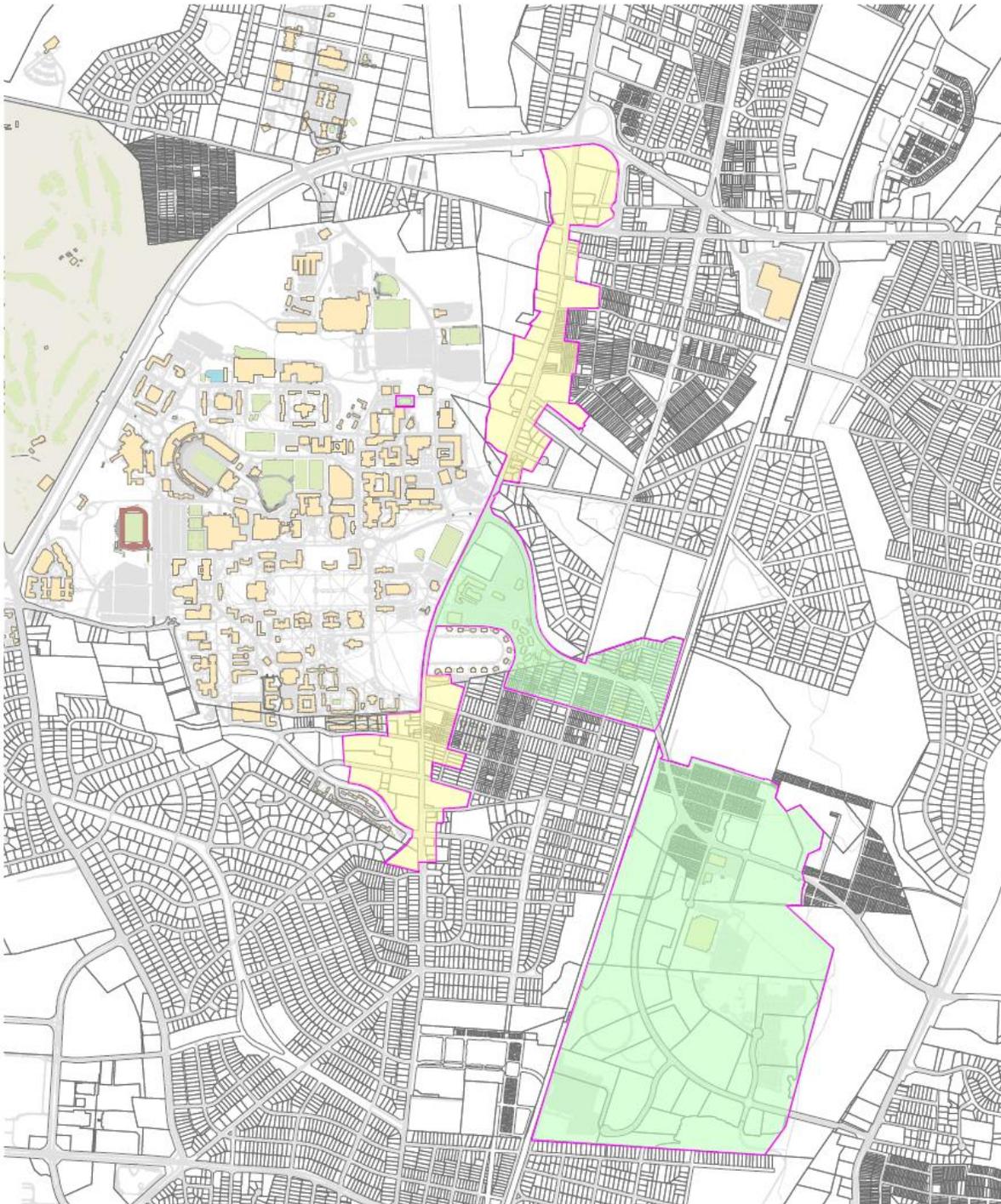
\_\_\_\_\_  
Patrick L. Wojahn, Mayor

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

\_\_\_\_\_  
Suellen M. Ferguson, City Attorney

Attachment A

# Greater College Park RISE Zone



-  Greater College Park RISE Zone
-  Baltimore Avenue Subzone

**Attachment B**

[application]

**Greater College Park RISE Zone  
RISE Zone Application**

**Regional Institution Strategic Enterprise Zone (RISE Zone)  
RISE Zone Application  
Greater College Park RISE Zone  
[MONTH] 2016**

**Applicant Qualified Institution:**

University of Maryland College Park  
College Park, Maryland 20742

**Contact Person:**

Carlo Colella, Vice President for Administration and Finance  
University of Maryland  
2119 Main Administration Building  
College Park, Maryland 20742  
Phone: 301-405-2987  
Fax: 301-314-9659  
[ccolella@umd.edu](mailto:ccolella@umd.edu)

**Chief Executive Officer:**

Wallace D. Loh, President  
University of Maryland  
1101 Main Administration Building  
College Park, Maryland 20742  
Phone: 301-405-5803  
Fax: 301-314-9560  
[wdlloh@umd.edu](mailto:wdlloh@umd.edu)

**Contact Person for Prince George's County:**

David S. Iannucci, Assistant Deputy CAO for Economic Development and Public Infrastructure  
Prince George's County  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772  
Phone: 301.952.4131  
Fax: 301.952.3784  
[dsiannucci@co.pg.md.us](mailto:dsiannucci@co.pg.md.us)

**Contact Person for College Park:**

Scott Somers, City Manager  
City of College Park  
4500 Knox Road  
College Park, MD 20740  
Phone: 240.487.3501

**Greater College Park RISE Zone  
RISE Zone Application**

Fax: 301.699.8029

[ssomers@collegeparkmd.gov](mailto:ssomers@collegeparkmd.gov)

**Contact Person for Riverdale Park:**

Sara Imhulse, Town Administrator

Town of Riverdale Park

5008 Queensbury Road

Riverdale Park, MD 20737

Phone: 301.927.6381

Fax: 301.864.8090

[simhulse@riverdaleparkmd.gov](mailto:simhulse@riverdaleparkmd.gov)

**Chief Elected Officer for Prince George's County:**

Rushern L. Baker, III, County Executive

Prince George's County

14741 Governor Oden Bowie Drive

Upper Marlboro, MD 20772

Phone: 301.952.4131

Fax: 301.952.3784

[countyexecutive@co.pg.md.us](mailto:countyexecutive@co.pg.md.us)

**Chief Elected Officer for College Park:**

Patrick Wojahn, Mayor

City of College Park

4500 Knox Road

College Park, MD 20740

Phone: 240.487.3501

Fax: 301.699.8029

[pwojahn@collegeparkmd.gov](mailto:pwojahn@collegeparkmd.gov)

**Chief Elected Officer for Riverdale Park:**

Vernon Archer, Mayor

Town of Riverdale Park

5008 Queensbury Road

Riverdale Park, MD 20737

Phone: 301.985.1720

Fax: 301.864.8090

[varcher@gmail.com](mailto:varcher@gmail.com)

**Greater College Park RISE Zone  
RISE Zone Application**

**RISE Zone Location:**

Prince George’s County. Principally portions of the City of College Park, but also including those parcels in the University of Maryland (“UMD”) Research Park located in the Town of Riverdale Park.

**Name of Proposed Zone:**

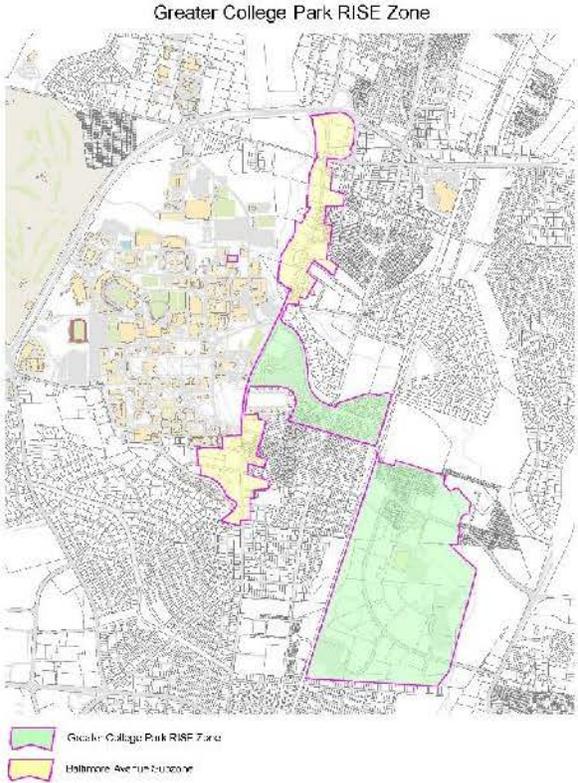
*Greater College Park RISE Zone*

**Location Description:**

The proposed *Greater College Park RISE Zone* (below, and Exhibit A) is comprised of approximately 470 acres and includes four major areas:

- i) The Technology Advancement Building on the UMD campus;
- ii) UMD’s Innovation District, which includes the under-construction Hotel at the University of Maryland, as well as adjacent sites, mostly UMD-owned, slated for development as part of UMD’s Innovation District vision;
- iii) UMD’s Research Park, plus nearby development sites such as the College Park/UMD Metro station and MARC station, and developable parcels owned by both public entities (WMATA, Prince George’s County, M-NCPPC and UMD) as well as private owners; and
- iv) Property (mostly privately-owned) fronting Baltimore Avenue from Fordham Lane to MD 193.

**Greater College Park RISE Zone**  
**RISE Zone Application**



**Greater College Park RISE Zone  
RISE Zone Application**

**Exact Boundaries:**

See the map (above, and Exhibit A).

**Statement from M-NCPPC that the boundaries of the proposed RISE Zone do not overlap a development district established under the Economic Development Article, Title 12, Subtitle 2, Annotated Code of Maryland, or a special taxing district established under the Local Government Article, Title 21, Annotated Code of Maryland:**

Please see the letter dated December 30, 2015 from M-NCPPC.

**Statement from M-NCPPC that the area to be designated may not be construed to limit or supersede a provision of a comprehensive plan, zoning ordinance, or other land use policy adopted by a county, municipal corporation, or bi-county agency with land use authority over the designated RISE Zone area:**

Please see the letter dated December 30, 2015 from M-NCPPC.

**Map showing any overlap of the proposed RISE Zone with an existing enterprise zone or enterprise zone focus area:**

There is no overlap with an enterprise zone or enterprise zone focus area.

**Description of the Nexus of the RISE Zone with the Qualified Institution:**

The Qualified Institution, UMD, is the State's flagship university and one of the nation's preeminent public research universities. UMD's main entrance is the heart of the proposed RISE Zone. The zone extends up and down Baltimore Avenue incorporating commercial development areas proximate to UMD. To the east of UMD's main entrance, the proposed zone includes UMD's Innovation District and the College Park / Riverdale Park Transit District, which includes UMD's Research Park. All of these areas proximate to UMD's campus are targeted for current and future development. On campus, the proposed zone includes the University's Technology Advancement Program (TAP) Building. This building offers high-potential emerging companies furnished offices and flexible lab space as well as a multitude of other benefits and services that can only be found at a technology business incubator situated on the campus of one of the nation's top research universities.

UMD has launched an initiative called "Greater College Park," which integrates UMD's vision of making the immediately surrounding area a premier University town by linking dynamic academic buildings, a public-private research hub and a vibrant downtown community. "Greater College Park" is a realization of, and extension of, the University District Vision, a collaborative effort spearheaded by the College Park City-University Partnership (CPCUP). The

## **Greater College Park RISE Zone RISE Zone Application**

CPCUP vision emphasizes housing and development, sustainability, schools, transportation and safety.

Designating key areas on and near campus as a RISE Zone is one important element of the CPCUP initiative to attract quality private sector investment to revitalize commercial, research and residential areas in the proposed zone. The proposed zone has superior transit connections, including WMATA's Green Line, MARC's Camden Line, the future Purple Line and a robust network of County, WMATA and UMD bus routes. It is also well-connected to major roads including Baltimore Avenue, the Beltway and I-95. This accessibility will facilitate the goal of increasing employment, particularly in growth industries and those heavily reliant on the highly educated workforce needed for science, technology, research and development industries.

The proposed RISE Zone is also ideally situated to take advantage of the potential relocation of the Federal Bureau of Investigation headquarters to Greenbelt. UMD has nationally ranked disciplines in criminal justice, computer forensics, fire protection engineering, data analysis, biological sciences, language, homeland security and national security. With the FBI in Greenbelt, UMD would have the ability to better customize and deliver professional training courses for FBI personnel, develop stronger linkages between UMD and FBI research programs, and provide adjunct appointments for appropriate FBI researchers in UMD's many departments and research institutes. The future promises a close relationship between UMD and the FBI and the designation of this RISE zone in the location proposed would greatly facilitate the development of business infrastructure.

### **Existing demographic and socioeconomic character of the proposed RISE Zone:**

The proposed RISE Zone consists of primarily commercial properties located in College Park and Riverdale Park.

The City of College Park (total area, 5.64 square miles) is home to a highly-educated population of more than 31,000 residents. The city has more than 6,600 households, 58 percent of which are non-family households. Over 70 percent of residents have attended some level of college and more than 25 percent have earned a graduate or professional degree. 20 percent of households include one or more people age 65 or over; 16 percent include one or more people under age 18. Of local residents 16 years and over, 52 percent are in the labor force, with 58 percent as private wage/salary workers, 39 percent government workers and three percent self-employed. Unemployment is reported as 5.9 percent (+/-1.1%).

The Town of Riverdale Park (total area, 1.65 square miles) is home to more than 7,000 residents. The area reports 2,000 households, 28 percent of which are non-family households. Approximately 45 percent of residents have attended some level of college and 10 percent have earned a graduate or professional degree. Nearly 13 percent of households include one or more people age 65 or over; 48 percent include one or more people under age 18. Of local

## **Greater College Park RISE Zone RISE Zone Application**

residents 16 years and over, nearly 79 percent are in the labor force, with 80 percent as private wage/salary workers, 17 percent government workers and three percent self-employed. Unemployment is reported as 8.6 percent (+/- 2.6%).

### **Strategic importance of the area to the economic development interests of the applicants, including a list of other revitalization programs applicable to the area:**

As the State's flagship university with a \$500 million annual research budget, UMD is the anchor employer and economic driver of the Greater College Park area. UMD has a strong record of economic development, which includes launching the State's first technology incubator, investing in the State's first tech transfer office, and building the State's largest research park. UMD's Maryland Technology Enterprise Institute (Mtech) has generated over \$32 billion in total economic impact, creating over 8,000 direct jobs since its inception in 1985. A 2014 economic impact study by the UMD-Morgan State Center for Economic Development found UMD's impact on the State and County to exceed \$3 billion.

UMD has made substantial investments in the local community, including approximately \$47 million in its research park, an initial \$1 million in planning activities for its Innovation District (with substantially more to follow), and nearly \$5 million in recent acquisitions by the University of Maryland College Park Foundation, our institutionally related foundation. UMD also has over \$700 million invested in active, on-campus construction projects. Working with the local community, plans for the burgeoning Innovation District near UMD's front gate foretell a vibrant gathering place, blending campus and community. A \$150 million privately developed hotel and conference center is now under construction. The near future will bring a mix of innovation and incubator space, retail, housing and offices.

Along with UMD, the City of College Park, the Town of Riverdale Park, Prince George's County, the State of Maryland, and private sources have also made significant investments in the proposed RISE Zone. Many of these investments are detailed below, under "Description of existing or proposed projects to be developed in the RISE Zone," and they include a broad array of improvements, not just in land development, but in community development, education, public safety, transportation, and sustainability. These include the launching of College Park Academy, significant investments in bike and pedestrian infrastructure, lighting, bus and train improvements, community gardens and farmers' markets, a home ownership program, and public safety measures – such as additional policing, cameras, and safety ambassadors. There is a great deal of municipal, UMD and County economic development investment in the proposed RISE Zone.

A foreshadowing of what can be accomplished using the economic incentive tools made available under the RISE Act is the story of the 2010 Maryland Incubator company of the year, FlexEI. FlexEI, a custom battery solutions company, was poised to relocate to Virginia from UMD's on-campus incubator program. Through the combined efforts of the County, the State and UMD, FlexEI was convinced to stay in College Park (and bring 50 new jobs here). UMD

## **Greater College Park RISE Zone RISE Zone Application**

repurposed an existing warehouse building and leased it to FlexEl. The County and State provided critical financial support. FlexEl illustrates both the promise and potential of collaborative effort by UMD and local government. We can attract exciting new companies, either those founded by on-campus incubators, students or professors or those simply attracted to a university environment and community. The hurdle is that there is, as-yet, insufficient inventory of office and flex R&D space required to provide space to these companies that will wish to locate near UMD. The establishment of this proposed RISE zone is one key part of the solution to this problem.

The benefits provided in a RISE zone can, and will, work in conjunction with existing state, federal and local economic incentive and development programs. Programs offering real property tax credits (such as revitalization tax credits) cannot be “stacked” with the real property tax credits available under the RISE Act. Indeed, the County intends (again, on a case-by-case basis, where a substantial investment is made or where need is considered greatest) to continue to use existing programs, such as the revitalization tax credit to attract economic sectors, such as retail and hotels, which are outside the intended scope of the Rise Zone benefits (e.g., office, research and technology facilities). Existing incentive and economic development programs include the following:

At the Municipal level:

- College Park Revitalization Tax Credit Program
- College Park Business Retention Fund
- College Park Community Legacy Program
- Riverdale Park Community Legacy Program
- Riverdale Park Sustainable Communities Program
- Riverdale Park Economic Development Grant Program

At the University level:

- Eligibility to apply for Maryland Industrial Partnership (MIPS) funding
- Startup entrepreneurship counseling by UMD Technology Enterprise Institute
- Access to Angel Investment Network managed by UMD Dingman Center in Smith Business School
- Proximity to the largest cohort of STEM (Science, Technology, Engineering and Math) students in the state or mid-Atlantic region
- Federal contracting incentives for small businesses through HUB Zone Initiative
- Access to specialized research equipment and faculty consulting available on a campus that conducts over one-half billion dollars a year in sponsored research

At the County level:

- Revitalization Tax Credits
- Economic Development Incentive Fund
- Prince George’s County Workforce Services

## **Greater College Park RISE Zone RISE Zone Application**

- Industrial Revenue Bonds/Private Activity Bonds
- High Technology Tax Credit Program
- Payment In Lieu of Taxes (PILOT)

At the State level:

- Priority Funding Areas
- Sustainable Communities
- Neighborhood Business Works
- Community Legacy
- Technology Commercialization Fund
- Various tax credit programs for businesses (Job Creation Tax Credit, Research and Development Tax Credit, DHCD Investor Tax Credit, etc.)
- Various loan and grant programs for businesses, including those that fall under the Maryland Economic Development Assistance Authority Fund umbrella
- Maryland Industrial Development Financing Authority programs
- Various environment- and energy-related tax incentive programs

At the Federal level:

- The Economic Development Administration's Public Works and Economic Development Assistance Programs
- The U.S. Small Business Administration's Historically Underutilized Business (HUB) Zone program
- New Markets Tax Credits
- Various environment-related tax incentive programs

### **Goals and objectives of the RISE Zone:**

The proposed Greater College Park RISE Zone will contribute to goals shared by the County, the municipalities and UMD, as outlined in the College Park City University Partnership's University District 2020 Vision, the City of College Park's Strategic Plan, M-NCPPC's Central US 1 Corridor Sector Plan and College Park / Riverdale Park Transit District Development Plan, and the University's Facilities Master Plan. These goals include:

- Become a premier University town and community.
- Using a coordinated combination of UMD and local government resources and programs to create new jobs and diversify and expand the economic base, particularly in growth industry sectors and in industries (science, technology, research and development) reliant upon (and attracted to) the highly educated workforce that universities produce.
- Focus UMD's natural economic impact, and take advantage of Rise Zone's excellent transit connectivity (including the future Purple Line), in a way that attracts and retains key entrepreneurs and businesses

## Greater College Park RISE Zone RISE Zone Application

- Coordinate the benefits available under the RISE Act for commercial development with other State, County and local incentive programs to simultaneously invest in related infrastructure (housing and amenities) that will create further incentives for these skilled workforce members to live, work and play in the Greater College Park community.

### Description of existing or proposed projects to be developed in the RISE Zone:

- **College Park Place:** A 157-room select service hotel with 23,000 square feet of retail. Scheduled to open in 2017
- **Alta at Berwyn House:** A 275-unit multifamily building. Scheduled to open in 2017.
- **The Brendan Iribe Center for Computer Science and Innovation:** A new computer science building located at the main entrance to campus, designed for cutting-edge work in virtual reality, augmented reality, computer vision, robotics and future computing platforms. Scheduled to open in 2018.
- **Innovation District:**
  - The Hotel at the University of Maryland: A 4-star hotel and conference center with 300 rooms, 40,000 square feet of meeting space, restaurants and a spa. It will also have 20,000 square feet of innovation space for academic research, laboratory, incubator and start-up business uses.
  - Manufacturing Innovation Institute Headquarters: The anticipated re-use of 25,000 square feet in an existing UMD building for the headquarters of the Revolutionary Fibers and Textiles Manufacturing Innovation Institute. Institutes for Manufacturing Innovation provide shared facilities to local start-ups and small manufacturers to help them scale up new technologies, and accelerate technology transfer to the marketplace. Award decision expected within two months.
  - Other projects planned for the Innovation District include: retail (85,000 square feet), faculty/staff/graduate student housing (2,000 units), and innovation space (offices, research and incubator space) (920,000 square feet).
- **City Hall block redevelopment:** A joint City/University project to redevelop the City Hall block with a new City Hall and enhanced civic space, a UMD office building and ground floor retail.
- **Art House:** A public-private partnership to build an arts venue, restaurant and bar in the heart of Downtown College Park. Scheduled to open in 2016.

## Greater College Park RISE Zone RISE Zone Application

- **Terrapin Row:** A \$150 million redevelopment of the former “Knox Box” area as 420 units of student housing in multifamily buildings and townhouses, with 12,000 square feet of retail. Scheduled to open in 2016.
- **Quality Inn block redevelopment:** The proposed redevelopment of a motel and diner as upscale mixed-use housing. This is in the solicitation stage.
- **Coffeehouse and wine bar:** The redevelopment of an auto parts store as a two-story, 4,500-square foot coffeehouse and wine bar. Scheduled to open in 2016.
- **Research Park projects:**
  - A proposed new 75,000 square foot office building. Scheduled to open in 2017.
  - A proposed new 370-unit multifamily residential project with ground floor retail, privately developed on UMD land adjacent to the Metro station.
  - A proposed 90,000 square feet of flex space.
  - A WMATA joint development project located on the Metro station property; likely to include multifamily with ground floor retail. This is in the solicitation stage.
  - A proposed development located on County property. This is in the solicitation stage.
- Recent and proposed investments by Federal, State, County, City, and UMD in the proposed RISE Zone also include those in the areas of education, transportation, public safety, and sustainability:
  - **College Park Academy:** An innovative, rigorous, college-preparatory public middle and high school charter school opened in fall 2013. This was launched by the City of College Park and UMD. A new school building is anticipated in the very near future in the proposed RISE Zone.
  - **Bike infrastructure:** The City of College Park recently completed the final segment of the College Park Trolley Trail, which spans the length of the City on an old trolley right-of-way. The City is also implementing recommendations from a bike plan, adding designated on-road bike routes.
  - **Bike Share:** anticipated to start in 2016, the City and UMD are collaborating on a bike share program with bike share stations located on the UMD campus and throughout College Park. Funding for this program also comes from the State, County, and private sources.
  - **Route 1 Rebuild:** The State Highway Administration will soon start reconstruction of Route 1 (Baltimore Avenue) from College Avenue north to MD 193. This will create a safer pedestrian and bicycle environment, adding bike lanes, sidewalks, shade trees, dedicated turn lanes, a median, and other improvements for travelers in cars, on foot, or on bike.

## Greater College Park RISE Zone RISE Zone Application

- **MARC Commuter Train expansion:** In 2015, MTA added three additional trains to serve the College Park MARC stop.
- **Route 1 Ride Bus:** The County has launched the “Route 1 Ride” Bus to serve the rapidly redeveloping Baltimore Avenue corridor.
- **Pedestrian Safety improvements and lighting:** The State Highway Administration, with strong collaboration from UMD, the City of College Park, County, and others, has invested in safety improvements to Baltimore Avenue, including: upgrading 50 streetlights to brighter LED lights and adding 38 new LED streetlights, reducing the speed limit to 25 miles per hour, installing more visible crosswalks, adding call buttons with countdown lights and more frequent signal changes to make it easier for pedestrians to cross the road, installing a new pedestrian activated light at Hartwick Road as well as a median, building a median fence to prevent jaywalking, and more.
- **Contract Policing:** The City of College Park has added additional contract police coverage, using Prince George’s County officers. The City spends more than \$1 million annually for this enhanced police coverage.
- **Public Safety cameras and License Plate readers:** Dozens of new public safety cameras and license plate readers have been installed in College Park in recent years. UMD Police monitor many of these cameras. The State assisted with funding. We seek to add more in coming years.
- **Public Safety Ambassadors:** A City-University initiative, non-sworn safety personnel, under the management of UMD police, will greet visitors, serve as additional eyes and ears in commercial areas and heavily walkable corridors, report suspicious activity or other hazards (including infrastructure), and enhance public safety. This program has \$100,000 in State funding.
- **Expansion of University of Maryland Policing and Student Code of Conduct:** In 2014, UMD expanded its police patrols into additional areas of the City. UMD also broadened application of its Code of Student Conduct by making it applicable to off-campus actions.
- **Homeownership Program:** The City-University Partnership, in 2015, launched a homeownership program to make forgivable \$15,000 loans to UMD faculty and staff who choose to buy homes and to live in College Park. This program is funded by both the State Department of Housing and Community Development and UMD.
- **Community Garden and Farmer’s Markets:** The City of College Park launched a community garden and added two new farmer’s markets.

### Timeline of development and activity in the proposed RISE Zone:

Construction is already under way on some projects. Completion of the projects detailed above and others that will arise will take 5-10 years.

**Greater College Park RISE Zone  
RISE Zone Application**

**Expected economic impact of the designation on the area, including anticipated capital investment resulting from the designation, projected number, type and salary ranges of jobs to be created, and projected number of new establishments to locate in the proposed RISE Zone:**

The opportunity to create investment and jobs in this zone is real.

For example, The Hotel at the University of Maryland will generate significant economic impact to the City, County and State. The overall economic impact of the project, including both construction and stable operations phases, will create 1,637 jobs, increase overall economic activity by more than \$62 million per year, and result in over \$4.4 million in state and local tax revenues annually.

As noted, a 75,000 square foot office building is slated for construction in 2017 in UMD's research park and there is an additional 450,000 square feet of development potential on land that already has an approved detailed site plan. To illustrate the economic impact of these projects: Each new 100,000 square foot office building has an approximate construction cost of \$35 million. Depending on the use, the County estimates between 650 and 1350 employees would work in a building of this size, with corresponding estimated payrolls ranging from \$50 million to \$100 million (annual salary close to \$75,000). The County alone would realize annual real estate taxes of approximately \$336,000 (before any RISE tax credits). As noted, actual development is planned for the research park, but the potential for much more exists, both on land that benefits from existing development approvals and elsewhere. Approval of the proposed RISE zone is expected to support future development of the office market, both inside the research park and in other commercial areas of Greater College Park. If the federal government selects Greenbelt for the FBI consolidation, the opportunity for collaboration with the resources of UMD and additional economic impact in the RISE Zone increases significantly.

We anticipate that designation of this zone, along with the judicious selection of eligible businesses by the County and the municipalities, will significantly influence business investment in the zone, create desired new jobs, and increase the tax base, with significant returns to the State, County and municipalities.

**Industry sectors that will be certified for RISE Zone incentives:**

The broad statutory purpose of the proposed RISE zone is to use the resources and expertise of UMD, coupled with incentives and other assistance from local governments and the State, to spur economic development and community revitalization, as well as to create a significant number of new jobs within this proposed RISE zone.

Commercial and industrial businesses (with the exceptions immediately following) located anywhere within the Zone will be eligible for certification and for the minimum real property

## **Greater College Park RISE Zone RISE Zone Application**

tax credit—50% for year one, and 10% for years two through five). Retail, grocery, and motel and hotel uses are not eligible for certification and the real property tax credit.

Businesses in key target industries, including engineering, data analytics, earth sciences, virtual reality, cybersecurity, quantum computing, linguistics, additive manufacturing, ecommerce, robotics, aerospace, biotechnology and similar industries, will be eligible for greater incentives if they locate in the UMD Research Park or Innovation District. The County is proposing a 75% real property tax credit for five years for new development that houses these high priority technology companies that choose to locate at UMD's Research Park or its Innovation District. The City of College Park is proposing a 50% real property tax credit for five years for new (or significant renovated) commercial or industrial development housing companies in these key industries.

The County, municipalities and UMD anticipate that applicants for the higher level of tax credits must first demonstrate the intent to make significant capital investment, and provide a business plan that projects the creation of jobs in fields such as technology, computer science, business and finance, education or some other key desired field, to be determined on a case by case basis.

### **Requirements for existing businesses located in a RISE Zone prior to the RISE Zone designation to be certified for RISE Zone incentives:**

An existing business located in the RISE Zone may be eligible for certification if the business, as part of its application process, commits to a new investment, expansion or job creation program that warrants a corresponding commitment by the County or municipalities to support the new proposed investment, expansion or hiring. The certified business may be eligible for the minimum property tax credit for new investment, or the higher property tax credit, depending on its industry sector. The County, in consultation with the municipalities, will retain the discretion to make such decisions based upon the strength of the existing businesses' application.

### **Workforce training programs that may be available in the proposed RISE Zone area:**

The Prince George's County Economic Development Corporation's Workforce Services Division (WSD) is responsible for policy development and workforce activities related to administering services and programs funded by the Workforce Investment Act (WIA) of 1998. WSD is the link between local job seekers looking to begin or change careers, and businesses looking for skilled workers to maintain competitiveness in a changing labor market.

Utilizing a funding stream comprised of WIA, state and county workforce investment funds, the One-Stop Career Center system serves over 30,000 local job seekers and employers each year.

**Greater College Park RISE Zone  
RISE Zone Application**

WSD provides workforce intelligence and solutions for the job seeker and business customer. The WSD mission is to contribute to the economic vitality of Prince George's County by providing a demand driven system that delivers qualified workers to businesses while providing job seekers with opportunities for careers in high demand/high growth industries. Its programs would be made available to any business locating in the RISE zone, as well as to any job seeker seeking a connection with a business in the zone.

Sponsored by Prince George's Community College, the County's Youth@Work/Summer Youth Enrichment Program provides career development, life-skills training and job training to young people ages 15-19. Second year students have the opportunity to gain competencies through the newly implemented career pathways program.

Of course, UMD is, itself, a workforce trainer.

**Point of contact for the RISE Zone and entity responsible for certifying to the Department if the business is eligible for RISE Zone incentives and for submitting an annual report to the Department:**

David Iannucci (contact information provided on page 1) will be the point of contact, and the Office of the County Executive will be the entity responsible for certifying to the Department if the business is eligible for RISE Zone incentives and for submitting an annual report to the Department.

**Local process for certifying businesses as eligible for the RISE Zone incentives:**

The County will manage the business certification process and will consult with UMD and the municipalities. Under procedures likely to be similar to existing County economic development programs (with respect to process and qualifications of applicants), the Prince George's County Economic Development Corporation and the County's Office of Finance (Treasury Division) will review applications and certify qualified businesses, subject to Oversight by the County Executive's Office. Copies of RISE Zone applications will be provided by the Economic Development Corporation to the respective local governments prior to certification.

**Evidence and certification that each applicant political subdivision, before submission, held a public hearing on the application with adequate notice and publicity:**

[WILL INSERT DOCUMENTATION HERE OR AS EXHIBIT]

**Resolutions from the political subdivisions approving the real property tax credit, specifying the credit percentage each year for the five year period:**

[WILL INSERT DOCUMENTATION HERE OR AS EXHIBIT]

**Greater College Park RISE Zone  
RISE Zone Application**

**LIST OF EXHIBITS**

Exhibit A: Proposed Greater College Park RISE Zone

[WILL ADD ANY OTHER EXHIBITS]

**Greater College Park RISE Zone  
RISE Zone Application**

**Exhibit A  
Proposed Greater College Park RISE Zone**

[MAP TO BE INSERTED HERE]

**Hypothetical RISE Zone Tax Credit and New City Revenue**  
**Assumes 300,000 sf of new, eligible development over five years**

Year	New Development SF	Assessed Value (\$180 per square foot)	City Real Property Tax	New City Revenue MINIMUM RISE Credit	New City Revenue 50% RISE Credit**	New City Revenue 75% RISE Credit**
1	300,000	\$54,000,000	\$180,900	\$90,450	\$90,450	\$45,225
2	0		\$180,900	\$162,810	\$90,450	\$45,225
3	0		\$180,900	\$162,810	\$90,450	\$45,225
4	0		\$180,900	\$162,810	\$90,450	\$45,225
5	0		\$180,900	\$162,810	\$90,450	\$45,225
		<b>5-year Total:</b>	<b>\$904,500</b>	<b>\$741,690</b>	<b>\$452,250</b>	<b>\$226,125</b>

**\*\* Only high technology businesses in the Innovation District and the Research Park are eligible.**

**Note: If the County supports supports a five-year RISE Zone credit at 75% for each year, the value of its incentive would be more than four times the value of the City incentive at 50%, because the County tax is much higher than the City tax. See the estimate below.**

**Hypothetical RISE Zone Tax Credit and New Prince George's County Tax Revenue**

Year	New Development SF	Assessed Value (\$180 per square foot)	County Real Property Tax	New County Revenue MINIMUM RISE Credit	New County Revenue 75% RISE Credit**
1	300,000	\$54,000,000	\$540,000	\$270,000	\$135,000
2	0		\$540,000	\$486,000	\$135,000
3	0		\$540,000	\$486,000	\$135,000
4	0		\$540,000	\$486,000	\$135,000
5	0		\$540,000	\$486,000	\$135,000
		<b>5-year Total:</b>	<b>\$2,700,000</b>	<b>\$2,214,000</b>	<b>\$675,000</b>

**\*\* Only high technology businesses in the Innovation District and the Research Park are eligible.**

# 16-O-02

## Introduction of FY 2017 Budget Ordinance



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

**AGENDA ITEM NUMBER 16-O-02**

**Prepared By:** Stephen Groh,  
Director of Finance

**Meeting Date:** April 25, 2016

**Presented By:** Stephen Groh,  
Director of Finance

**Consent Agenda:** No

**Originating Department:** Finance

**Action Requested:**  
Introduce the FY2017 Budget Ordinance

**Strategic Plan Goal:** Goal 6: Excellent Services

**Background/Justification:**

The attached Ordinance combines the FY2017 Proposed Operating and Capital Budget and the budget changes made at the 2 budget worksessions on April 9 and 16.

If any amendments to the budget Ordinance are desired, they would be made (after the public hearing) on May 24 prior to budget adoption.

**Fiscal Impact:**

The FY2017 Budget Ordinance is balanced and does not include any utilization of prior years' unassigned reserve.

**Council Options:**

- #1: Introduce the attached Ordinance based on the decisions made at the April 16 budget worksession
- #2: Decline to introduce the budget Ordinance
- #3:

**Staff Recommendation:**

- #1. Due to the budget timetable (introduction, public hearing and adoption) specified in the Charter, if the Council fails to introduce a budget Ordinance on April 25, the City Manager's proposed budget will take effect on July 1. Therefore, if Council wants to vote on the budget, the budget Ordinance must be introduced on April 25.

**Recommended Motion:**

*I move to introduce Ordinance 16-O-02, an Ordinance of the Mayor and Council of the City of College Park, Maryland to adopt the Fiscal Year 2017 Operating and Capital Budget of the City of College Park, Maryland.*

**Attachments:**

- 1. Ordinance 16-O-02, FY2017 Operating and Capital Budget
- 2. Summary of Changes between FY2017 Proposed and Revised Budgets

**ORDINANCE 16-O-02**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF  
COLLEGE PARK, MARYLAND TO ADOPT THE FISCAL YEAR 2017  
OPERATING AND CAPITAL BUDGET OF THE CITY OF COLLEGE PARK,  
MARYLAND**

BE IT ORDAINED, by the Mayor and Council of the City of College Park, Maryland, that the following sums and amounts are hereby appropriated for the fiscal year beginning July 1, 2016 and ending June 30, 2017, the said revenues being used to defray expenses and operations of the City of College Park, Maryland in accordance with the following schedule:

General Fund

**Revenues**

Taxes

Real Property Taxes	\$ 7,658,722
Personal Property Taxes	952,500
Income Taxes	1,660,000
Other Local Taxes	680,000
State Shared Taxes	447,781
County Shared Taxes	650,000

Licenses & Permits

Business Licenses	43,000
Other Licenses & Permits	907,653
Utility Franchise Fees	315,000

Intergovernmental

Federal Grants	40,000
State Grants	257,055
County Grants	44,717

Charges for Services

General Government Charges	5,200
Highways & Streets	594,900
Sanitation & Waste Removal	394,474
Health Charges	12,000

Fines & Fees

Fines	2,770,400
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Miscellaneous Revenues

Investment Earnings	132,520
Property & Equipment Rental	100,500
Other Revenues	<u>1,370</u>

*Total Operating Revenues* \$ 17,667,792

Non-Revenue Receipts

Interfund Transfer from Parking Debt Service Fund	211,687
Use of Unassigned Reserve	<u>0</u>

*Total Revenues* **\$ 17,879,479**

**Expenditures**

General Government	\$ 3,213,414
Public Services	4,295,936
Planning, Community & Economic Development	695,738
Youth, Family & Senior Services	1,172,995
Public Works	5,480,749
Contingency	10,000
Debt Service	525,207
Interfund Transfer to Capital Projects Fund	<u>2,485,440</u>

*Total Expenditures* **\$ 17,879,479**

Parking Debt Service Fund

**Revenues**

Highways & Streets	
Parking Meter Revenue	\$ 220,000
Fines	
Parking Fines Revenue	<u>50,500</u>

*Total Revenues* **\$ 270,500**

**Expenditures**

Interfund Transfer to General Fund	<u>\$ 211,687</u>
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*Total Expenditures* **\$ 211,687**

BE IT FURTHER ORDAINED that:

1. The tax levy be, and the same is hereby set at thirty-three and 5/10 cents (\$0.335) per one hundred dollars (\$100.00) of full value assessment on all taxable real property located within the corporate limits of the City of College Park, Maryland;
2. The tax levy be, and the same is hereby set at eighty-three and 8/10 cents (\$0.838) per one hundred dollars (\$100.00) of full value assessment on all taxable personal property located within the corporate limits of the City of College Park, Maryland;
3. In addition to the projected General Fund operating revenue of \$17,667,792, the sum of \$211,687 is transferred from the Parking Debt Service Fund and the sum of \$0 is appropriated from prior years' unassigned fund balance;

4. The net speed enforcement camera revenues, after recovery of the costs of implementing and administering the program, are allocated solely for public safety purposes, including pedestrian safety programs;
5. The above listing of revenues and expenditures represents a summary of the detailed material contained in a document entitled "City Manager's Proposed Operating and Capital Budget for Fiscal Year 2017", with amendments; said document and any amendments thereto are incorporated herein by this reference;
6. By adoption of this Ordinance, the FY2017 Pavement Management Plan and the FY2017 Pay Plan (including Job Class Table and Pay Table) contained in the FY2017 proposed operating budget with amendments, if any, are hereby adopted by this reference;
7. By adoption of this Ordinance, the City includes its employees in the Reformed Contributory Pension Plan of the Maryland State Retirement and Pension System (MSRP) and authorizes payment of retirement benefits into the said pension system, on the terms and conditions set forth in State law;
8. The Unrestricted Capital Projects Fund and Restricted Capital Projects Fund reserve accounts shall be re-appropriated as required in order to fund the projects included in the Capital Improvement Plan as adopted by this Ordinance;
9. The Capital Budget and the Five Year Capital Improvement Plan for Fiscal Year 2017 in the amount of \$49,284,954, as listed and described in the capital projects fund section of the "City Manager's Proposed Operating and Capital Budget for Fiscal Year 2017" with amendments is hereby adopted;
10. The Parking Debt Service Fund is hereby budgeted for fiscal year 2017. This fund was established in fiscal year 2008 to receive 50% of the additional parking meter revenue generated from the FY2008 increase in parking meter rates. Beginning in FY2011, this fund also receives the \$2.50 increase in parking tickets for expired meter and overtime parking. The revenues retained in the Parking Debt Service Fund will be used to offset debt service costs on the parking garage debt;
11. Personal property tax accounts delinquent for a period of ninety (90) days shall be assessed a \$100.00 late payment penalty;
12. Should any section of this Ordinance be determined to be invalid, such invalidity shall not affect any other sections; and
13. This Ordinance shall become effective at the expiration of twenty (20) calendar days following its adoption or July 1, 2016, whichever is later.

AND BE IT FURTHER ORDAINED by the Mayor and Council of the City of College Park, Maryland that, upon introduction of this Ordinance, the City Clerk shall distribute a copy of same to each council member and shall publish a fair summary of this Ordinance in a newspaper

having general circulation in the City, together with a notice setting out the time and place for a public hearing hereon and for its consideration by the City Council.

A public hearing will be held on this budget Ordinance at 7:30 p.m. on the 10th day of May, 2016 in the Council Chambers, City Hall, 4500 Knox Road, College Park, Maryland. The public hearing followed the date the “City Manager’s Proposed Operating and Capital Budget for Fiscal Year 2017” was available for inspection by the public by at least two (2) weeks, and will be held in connection with a regular Council meeting. All persons interested will have an opportunity to be heard. After the public hearing, the Council may adopt the proposed budget Ordinance, with or without amendment, without the need for further advertising or public hearings.

Introduced on the \_\_\_\_\_ day of April, 2016

Adopted on the \_\_\_\_\_ day of May, 2016

Effective on the 1st day of July, 2016

\_\_\_\_\_  
Patrick L. Wojahn, Mayor

ATTEST:

\_\_\_\_\_  
Janeen S. Miller, CMC, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Suellen M. Ferguson, City Attorney

**CITY OF COLLEGE PARK, MARYLAND**  
**Summary of Changes between FY2017 Proposed and Revised Budgets**  
(not a part of Ordinance 16-O-02)

Program	Description	Increase (Decrease)
Revenues- Unassigned Reserve Transfer 399.00	<b>Use of Unassigned Reserve per Proposed Budget</b>	<b>\$ 0</b>
Admin-Mayor & Council-1010	Add Mayor & Council internship program	5,000
Admin-Public Relations-1017	Add interpreter services	1,000
Finance-Info Tech-1024	Add Adobe InDesign and Adobe Illustrator licenses for Communications Coordinator	490
Public Services- Code Enf-2012	Delete calibration of 3 noise meters, as noise meters will be replaced in FY 2017	(900)
Public Services- Public Safety- 2020	Increase purchase and installation of rectangular rapid flash beacon (RRFP) from 1 to 2; locations TBD	26,000
Public Services- Speed Enf-2025	Transfer Speed Enforcement payroll and benefits from Contract Police program	74,428
Public Services- Contract Police- 2030	Transfer Speed Enforcement payroll and benefits from Contract Police program	(74,428)
Public Works- Tree & Landscape-5020	Add additional beautification/landscaping city-wide to Trees, Shrubs & Flowers	8,000
Public Works- Tree & Landscape-5020	Add 2 outdoor community bulletin boards in North College Park	2,000
Public Works- Engineering-5021	Add 2 additional streetlight installations; locations TBD	6,000
Interfund Transfers-9210	Reduce C.I.P. transfer for City Hall Expansion, project 041003, from \$1,000,000 to \$952,410	<u>(47,590)</u>
Revenues- Unassigned Reserve Transfer 399.00	<b>Use of Unassigned Reserve per Revised Budget</b>	<b><u>\$ 0</u></b>

# 16-G-58

## Appointments

**Councilmember Kabir:**

- Reappoint Dave Turley to the Animal Welfare Committee