



CITY COUNCIL WORK SESSIONS AGENDA

**Greenbelt Homes, Inc.
GHI Board Room
1 Hamilton Place
Monday, July 22, 2019
8:00 PM**

Work Session Packet - *Agenda*

- *Introductions*
- *Council Discussion*
- *Questions and Answers*
- *Other Items*

Greenbelt Homes, Inc. (GHI)

[Agenda for City-GHI work session on 7-22-19 with attachments.pdf](#)

City Council Work Sessions Agenda Item Report

Meeting Date: July 22, 2019

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: Work Session Item

Agenda Section:

Subject:

Greenbelt Homes, Inc. (GHI)

Suggested Action:

Attachments:

[Agenda for City-GHI work session on 7-22-19 with attachments.pdf](#)

1. WSSC's Proposal to Replace Water Supply and Sewer Pipes for GHI's Masonry Units

The underground water pipes for the masonry Greenbelt buildings were installed during 1935-37. In a 1958 agreement signed by the Washington Sanitary Suburban Commission (WSSC), the City of Greenbelt, and Greenbelt Homes, Inc. (GHI), WSSC took ownership of the water piping up to the meter boxes located at the housing units. The meter boxes are approximately 5 feet away from the front walls of the buildings.

In 2008, the WSSC first informed GHI that it planned to replace the water supply pipes. During further discussions, WSSC disclosed that it intended to install new meters some distance away from the buildings and transfer responsibility for the future maintenance and repair of the pipes between the meters and the building to GHI. In 2011, WSSC decided to terminate the project because GHI was unwilling to assume ownership and maintenance of the additional pipes.

In May 2018, WSSC informed GHI that it proposes to install the water meters at the perimeters of serviceside yards that are adjacent to sidewalks. WSSC would continue to be responsible for the maintenance and repair of the additional on-property pipe for 30 years from the date of project completion. GHI is currently formulating a response to this proposal.

GHI greatly appreciates the past support it has received from the City Council in requesting WSSC to adhere to the terms of the 1958 agreement and not transfer costs of maintenance and repair of additional pipes to GHI. It is the Board's desire that the City Council will support GHI's position in responding to WSSC's most recent proposal.

City Comments:

The City of Greenbelt has drafted the attached letter for joint GHI Board and Council approval and signature. The City Council would like to confirm GHI's response to the WSSC proposal and the type of City support desired. The approved signed letter will be sent to WSSC's Chief Executive Officer to request her personal involvement in the restart of the negotiations.

2. P.G. County Zoning Re-write Project

Regarding the proposed Neighborhood Conservation Zone (NCO Zone) for Greenbelt, GHI learned that the Maryland-National Capital Parks and Planning Commission (M-NCPPC) will conduct a Neighborhood Study in summer or early autumn 2019, which will involve meeting with stakeholders in Greenbelt, before draft NCO Zone language is finalized and proposed to the County Council for adoption. GHI looks forward to the City's continued support in ensuring adoption of a well-drafted and effective NCO Zone for Greenbelt that is enacted concurrently with the zoning ordinance for Prince George's County.

City Comments:

At the time that the agenda was prepared, the City is awaiting the results of the County deliberations on process. City staff will continue to monitor and work with GHI's committee as the process unfolds.

3. Proposed Maglev/Hyperloop Projects

GHI's Board of Directors position of supporting the "No Build" option for the MAGLEV train project is consistent with the City of Greenbelt's position. The MAGLEV project is currently in the Environmental Impact Statement (EIS) stage. A decision by the MD Department of Transportation and the Federal Railroad Administration to proceed, will not be made until the EIS is completed. Public hearings on a Draft EIS are expected to be held in November 2019.

GHI's Board of Directors has not yet taken a position regarding the hyperloop project planned by Elon Musk's Boring Company that would allow for high-speed transportation from Washington, D.C., to Baltimore and New York. Hyperloop momentum appears to be slowing with several states and local governments that were once enthusiastic about the idea.

GHI will continue to monitor these proposed projects and work with the City Council, County Council, State and Federal representatives, to ensure that our position is acknowledged.

City Comments:

*Attached is a recent Council letter regarding the Loop project. Also attached is a City staff report on the Loop project. Please note that the company is referring to the project as the Loop and not Hyperloop. The following is a link to presentation and project videos.
www.greenbeltmd.gov*

Council is planning to send a draft letter to the State NAACP noting concern regarding the organization's support of the Maglev Project. The distribution of this letter to the State NAACP is on hold pending an effort to obtain a joint letter signed by the mayors of multiple jurisdictions. Otherwise, the draft Greenbelt letter will be sent alone next week.

*A link is provided to the City section of the website providing updates on the Maglev project.
www.greenbeltmd.gov*

4. Proposed Widening of BW Parkway/495 Beltway

Proposals have been floated by Governor Larry Hogan to widen the Baltimore-Washington Parkway and the 495 Beltway. GHI's Board of Directors has voted to take the position of not supporting any widening of the Baltimore Washington Parkway or Beltway in a way that would impact the lands owned by GHI.

GHI will continue to monitor this proposed project and work with the City Council, County Council, State and Federal representatives, to ensure that our position is acknowledged.

City Comments:

Attached are recent Council letters regarding the highway widening projects. This includes a letter to the State of Maryland noting concern regarding the omission of Greenbelt among critical cultural resources that would be impacted by the I-495/Capital Beltway widening proposal.

5. Status of MOU re: Right-of-way Encroachment Issues

During 2009 to 2017, the Greenbelt City Council and City staff took actions that resulted in the relocation of City rights-of-way to eliminate very significant encroachments by Greenbelt Homes Inc. (GHI) homes and yards at thirteen locations. There are still one hundred and seventy- one addresses, whose yard boundaries overlap with street rights-of-way by approximately a foot at many addresses, to as much as twenty-five feet at a few addresses.

During the City of Greenbelt/GHI work session in 2018, the City requested GHI to submit a draft Memorandum of Understanding (MOU) which if approved by the City, would grant GHI a perpetual license for the continued use and maintenance of the encroachment areas as residential yard areas.

Last March, GHI's Manager submitted a draft MOU to the City Manager that GHI's attorney prepared. GHI's Board of Directors would like to know the status of the City's review of the draft MOU?

City Comments:

Planning Director Terri Hruby and City Solicitor Todd Pounds have presented a draft MOU for the City Manager's consideration. At the time of the agenda preparation, the draft MOU had been revised and awaited legal review. Following legal review, the draft MOU will be on an upcoming Council agenda, as early as September. The MOU will then be forwarded to GHI for consideration.

6. Playground Improvements

GHI and the City of Greenbelt are parties to an agreement whereby the City maintains seven GHI-owned playgrounds and GHI pays 25% of the costs for playground improvements that the City undertakes. GHI's playgrounds are at the following locations:

1. Behind 2 Laurel Hill Rd
2. 2 Research Rd
3. Between 36 & 38 Ridge Rd
4. Between 4 and 6 Plateau Place

5. 44 Ridge Rd
6. 7 Southway near McDonald Field
7. 8 Southway

The playground at 8 Southway was renovated by the City of Greenbelt earlier this year and the City recently informed GHI of its plan to renovate the playground at 2 Research Rd next year.

This item is on the agenda for the purpose of discussing the following items:

- a. Does the City propose to charge GHI 25% of the cost of improving a playground if the renovation is financed by grant funds?
- b. The proposed renovation of the playground at 2 Research Rd and other playgrounds in the near future.
- c. Any other matter pertaining to the playground agreement or the GHI-owned playgrounds.

City Comments:

The City requires all private playground owners to contribute to the cost of playground improvements regardless of the source of funding. The proposed improvements at 2 Research Road, were sent to GHI in June and attached, are not finalized. The City applied for a playground grant to pay for the improvements yet was not successful in obtaining the grant. State Open Space funding has been proposed to pay for the improvements. The improvements are needed to address equipment age and safety concerns. This is consistent with last year's GHI/Council work session discussion regarding maintaining safe playgrounds.

Please note that as NASA Goddard celebrates the 60th Anniversary, a science or space themed playground in honor of NASA Goddard is being explored for consideration by the community and GHI.

Attached are the Playground Agreement and CPP Application which provides details on the potential design for this playground.

7. Drainage problem affecting Courts at 33 Ridge Rd & 56 Crescent Rd and 1 Court Gardenway

When it rains moderately hard or very hard, the water flows down the walkways adjacent to units such as 56 C-H Crescent Rd, 33E-V Ridge Rd and 1C-K Gardenway, into members' yards and also down the walkway beneath the tunnel that leads to the Sunoco gas station on Crescent Rd. In such situations, residents must either wear boots or waterproof shoes, or stay home. Some of the contributing factors are water run-off from City streets, GHI parking lots and the City park that is between 33 Ct Ridge Rd and 56 Crescent Rd.

In 2015, GHI sought a grant from both the National Fish and Wildlife Foundation and the Chesapeake Bay Trust to address the drainage problems, but the applications were unsuccessful. GHI proposes that the City of Greenbelt and GHI work together to design and

implement a drainage solution to remediate the problem, preferably with the project financed wholly or partially by grant funds.

City Comments:

The City recognizes that by working together with GHI, the County, and other nearby property owners, there may be a way to find a possible solutions to this challenge. The City appreciates GHI's willingness to partner to obtain potential grants to help identify such solutions.

8. City Survey re: Pathway Lighting in the City Park between the Courts at 11 and 13 Ridge Rd

In 2017, City staff informed GHI that they proposed to survey GHI residents at 11 J-V and 13A-M Ridge Rd to determine public opinion for/against pathway lighting in the City Park between the Courts at 11 and 13 Ridge Rd.

What was the result of the survey and does the City propose to install pathway lights at that location in the future?

City Comments:

Staff will revisit the lighting when considering the City's priorities for future funding. The item was presented for consideration during the FY2019 Capital Projects Program during the budget process in 2017 (Pathway Lighting on Ridge Road). At the time, the project was estimated at about \$19,450. The project was not funded given limited funding and a large number of items being considered. Many items were not funded and remain unfunded.

Attached are the results from the community survey that was hand delivered to affected residents. A brief excerpt provided by Assistant Director Brian Kim is below and outlined the most directly impacted residents' responses.

Given several years have passed since survey was conducted the City would like GHI to survey the willingness of current members to install lights.

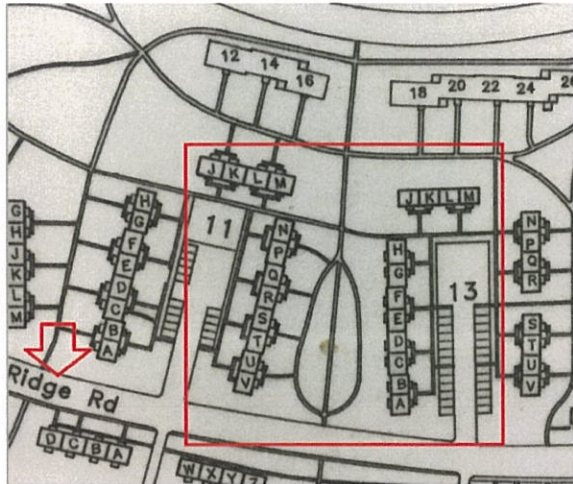
GHI RESIDENT SURVEY FOR PATHWAY LIGHTING

5-Jun-2017

NO.	NAME	ADDRESS	YES	NO	OTHER	IF YES - PATHWAY		IF YES - STREET
						BOLLARD	STREET	

01		11-J Ridge Road						
02		11-K Ridge Road		1				
03		11-L Ridge Road	1				0	1
04		11-M Ridge Road						
05		11-N Ridge Road						
06		11-P Ridge Road		1				
07		11-Q Ridge Road						
08		11-R Ridge Road						
09		11-S Ridge Road	1			1		
10		11-T Ridge Road	1				1	
11		11-U Ridge Road	1				1	
12		11-V Ridge Road	1				0	1
13		13-A Ridge Road						
14		13-B Ridge Road						
15		13-C Ridge Road	1			1		
16		13-D Ridge Road	1					1
17		13-E Ridge Road	1			1		
18		13-F Ridge Road		1				
19		13-G Ridge Road						
20		13-H Ridge Road		1				
21		13-J Ridge Road						
22		13-K Ridge Road						
23		13-L Ridge Road	1			1		
24		13-M Ridge Road						

TOTALS:	9	4	0	4	2	3
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9. Welcome Sign at Southway

When does the City propose to install a new Welcome Sign at Southway?

City Comments:

The City recently issued a Request for Proposals for construction of the Gateway Signage Project. Two bids were received. Unfortunately, the bids came in at about \$100,000, yet only \$55,000 was budgeted. Staff is evaluating next steps.

10. Placement of Bicycle Racks in the City of Greenbelt

GHI was founded as a community devoted to biking and pedestrian welfare, safety and enjoyment. The installation of bicycle racks throughout the City of Greenbelt would greatly encourage residents to use bicycles for business and recreational activities. Are there plans to install bicycle racks throughout the city?

City Comments:

The City Council has budgeted \$1,000 in FY2020 for bike racks. The Advisory Planning Board identified Braden Field, Buddy Attick Park, and Roosevelt Center as possible locations for new bike racks. Funds for racks were included in the FY2020 budget. With the

start of the new fiscal year on July 1, City departments have not had an opportunity to identify specific locations for the new racks.

11. Status of Electric Charging Stations in the City of Greenbelt

The market for electric vehicles is increasing. One of the barriers to owning an electric vehicle is the availability of charging stations which in most cities, are few and far between.

How many charging stations has the City of Greenbelt installed and where? Does the City have plans to install additional charging stations?

City Comments:

The City has installed one public charging station in Roosevelt Center. The City actively seeks grants and partnerships to install additional stations for public use.

The City is completing installation of a charging station for City vehicles at the Public Works Facility. The charging station will not be available for public use. The charging station is awaiting installation of wiring to complete the process.

The City did confirm with GHI that there are two known private electric charging stations in GHI. Both have been approved by GHI and the City.

12. Has the City of Greenbelt Considered Providing Internet Access for its Citizens?

Several cities in the United States of America offer free public Wi-Fi services to their citizens. Does the City of Greenbelt propose to provide such services to its residents in the future?

City Comments:

The City has Wi-Fi available in some facilities. The reception of Wi-Fi in the vicinity of those facilities varies (the Community Center, Municipal Building, and Springhill Lake Recreation Center). City staff has discussed expanding Wi-Fi in City facilities to accommodate patrons and visitors. Expansion of Wi-Fi to the fitness wing of the Greenbelt Aquatic and Fitness Center is anticipated to be complete this Summer.

A University of Maryland undergraduate student group briefly reviewed the issue, yet did not make a final recommendation for implementation. The Information Director is reviewing the report.

The City has briefly discussed the exploration of development of a City-owned fiber system to serve interested residents and businesses. This is not WI-FI yet has been confused by some to mean Wi-Fi. However, the effort would require funding for a consultant to review the feasibility and advise the City of design, implementation, and maintenance of a system.

13. Deer Complaints

Some GHI members have complained about the proliferation of deer in the community yards this year, which feed on plants in their yards. Has the City received complaints from Greenbelt residents about deer and requests to control them?

City Comments:

The City Manager's office is aware of one complaint regarding deer. The Police Department, the new home of the Animal Control Division, has researched deer control methods and continues to do so. Attached is information from the Humane Society and the State wildlife division. In addition, USDA BARC will begin deer hunting season in September. The schedule is attached.

The Greenbelt Police Department advises that residents should do their part to follow the Humane Society's recommendations. The Department does not have the capacity to conduct deer culls as done elsewhere.

Attached is USDA BARC schedule for controlled hunts September 2019 to January 2020.

Below is a link to the Humane Society.

<https://www.humanesociety.org/resources/controlling-deer-populations-humanely#.XRofRy-xxRM.email>

14. Poison Ivy Control

What current and proposed plans does the City staff have for systematically inspecting and treating poison ivy in common areas owned by the City within the GHI community?

City Comments:

The City actively checks playgrounds for poison ivy. As part of the Fourth of July Celebration preparations, the City also checks Buddy Attick Park for poison ivy. Public Works employees also remove poison ivy when poison ivy is found in areas that people maybe come in close contact with the poison ivy, as well as in response to resident complaints.

The City is finalizing the Sustainable Land Care Policy (SLCP) and anticipates approval soon. The SLCP is attached.

Questions from the City of Greenbelt:

15. GHI Pesticide and Herbicide Practices

What is GHI's policy on pesticides and herbicides? What is used and how are residents notified?

16. GHI Rentals, Foreclosures, Unoccupied Units

What is the number of rentals, foreclosures, and unoccupied units? What is GHI's rental policy?

July 23, 2019

Ms. Carla A. Reid, General Manager and Chief Executive Officer
WSSC
14501 Sweitzer Lane
Laurel, Maryland 20707

Dear Ms. Reid,

The Greenbelt City Council and Greenbelt Homes, Inc. Board of Directors respectfully request re-establishment of negotiations regarding the 1958 WSSC/GHI/City agreement and upcoming improvements to Greenbelt Homes, Inc.'s water and sewer infrastructure.

Your personal participation in these discussions is requested and essential in achieving a successful resolution. The Council and Board appreciate your consideration to address the historic community's infrastructure needs and ensure long-term sustainability.

The City and Greenbelt Homes, Inc. look forward to working cooperatively with WSSC to bring these long-time discussions to closure. Please contact Mr. Eldon Ralph, General Manager of Greenbelt Homes, Inc., to discuss next steps and scheduling at your earliest convenience. Mr. Ralph can be reached by phone at 301-474-4161, ext. 1168 or by email at e.ralph@ghicoop.

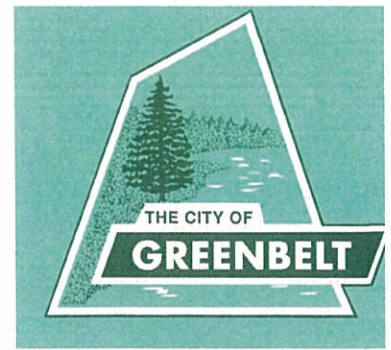
Sincerely,

-City Council and GHI Board Signatures-

cc: City Council
GHI Board
Nicole Ard, City Manager
Eldon Ralph, GHI General Manager

CITY OF GREENBELT

25 CRESCENT ROAD, GREENBELT, MD. 20770-1886



June 3, 2019

CITY COUNCIL

Emmett V. Jordan, Mayor
Judith F. Davis, Mayor Pro Tem
Colin A. Byrd
Leta M. Mach
Silke I. Pope
Edward V.J. Putens
Rodney M. Roberts

Ms. Donna Buscemi
Project Sponsor Liaison
Maryland Department of Transportation State Highway Administration
Office of Planning and Preliminary Engineering
707 N. Calvert Street, MS C-301
Baltimore, MD 21202

Re: D.C. to Baltimore Loop Project Draft PA Comments

Dear Ms. Buscemi:

The Greenbelt City Council respectfully requests that the City of Greenbelt be listed as a “Consulting Party” in the Programmatic Agreement for the D.C. to Baltimore Loop Project. As addressed in the City’s comments on the Draft Environmental Assessment by letter dated, June 3, 2019, the City is opposed to the D.C. to Baltimore Loop Project and strongly believes that to date the project’s review process has progressed too quickly and has lacked adequate public engagement to allow communities to make informed comments on the Draft Environmental Assessment (EA) and the Draft Programmatic Agreement.

Specific to the Programmatic Agreement, there are significant historical and archeological resources located in the project’s Cultural Resources Study Area, and the impact of the proposed project on these resources must be thoroughly evaluated as outlined in the Draft Programmatic Agreement, and provided for in the National Historic Preservation Act. As stated in the EA, the Greenbelt Historic District, which covers 789 acres and is a designated a National Historic Landmark abuts the western side of the proposed alignment and there are two contributing historic buildings that lie within the Cultural Resource Study Area. Also, one cannot ignore the natural and cultural significance of the Baltimore-Washington Parkway. The Parkway is listed on the National Register of Historic Places, an indication of its significant value to the history and character of Maryland.

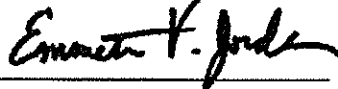
A NATIONAL HISTORIC LANDMARK

(301) 474-8000 FAX: (301) 441-8248
www.greenbeltmd.gov

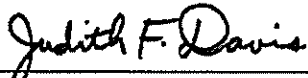


Given the potential adverse effects the proposed project will have on historical and cultural resources within the City, County and region the City is requesting to be listed as a Consulting Party in the Programmatic Agreement. If you have any questions please contact Terri Hruby, Director of Planning and Community Development at 301-474-0569 or via email at thruby@greenbeltmd.gov.

Sincerely,



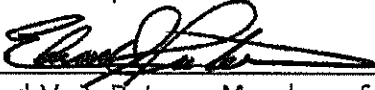
Emmett V. Jordan, Mayor



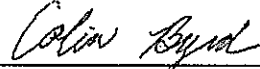
Judith F. Davis, Mayor Pro Tem



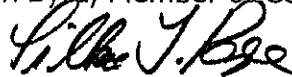
Leta M. Mach, Member of Council



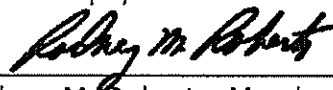
Edward V. J. Putens, Member of Council



Colin Byrd, Member of Council



Silke I. Pope, Member of Council



Rodney M. Roberts, Member of Council

cc: City Council
Senator Ben Cardin
Senator Chris Van Hollen
Congressman Steny Hoyer
Senator Paul Pinsky
Delegate Anne Healey
Delegate Tawanna Gaines
Delegate Alonzo Washington
Council Member Todd Turner
Nicole Ard, City Manager
Terri Hruby, Director of Planning & Community Development

MEMORANDUM

TO: Nicole Ard, City Manager
FROM: Judith Howerton, Community Planner
VIA: Terri Hruby, Director of Planning and Community Development
DATE: May 24, 2019
SUBJECT: The Proposed Washington DC to Baltimore Loop Project and Solicitation of City Council Comments

Introduction

Elon Musk's, The Boring Company (TBC), is proposing to construct a high-speed, 35 mile "Loop" tunnel between Baltimore and Washington, D.C. Initially referred to as the "Hyperloop", the project has been scaled back. It proposes to use autonomous electric vehicles (AEV's) that can travel up to 150 mph and complete the D.C to Baltimore trip in an estimated 15 minutes.

Last month the Maryland Department of Transportation released the Environmental Assessment (EA) and Section 106 Programmatic Agreement for the Loop Project. Comments are due to Maryland Department of Transportation State Highway Administration by June 8, 2019.

At the conclusion of the EA process, the Federal Highway Administration will make a determination as to whether the associated environmental impacts of the project require a full Environmental Impact Statement (EIA) or support the issuance of a Finding of No Significant Impact (FONSI) which will allow the project to move beyond the environmental review process.

Section 106 of the National Historic Preservation Act (NHPA) requires federal agencies to consider the potential effects projects that involve federal funding, approvals, or permits on historic properties/cultural resources. The Section 106 process also must include an opportunity for public input. Since the potential effects of the proposed project on historic properties/cultural resources cannot be fully determined at this time a Programmatic Agreement (PA) between the Federal Highway Administration and The Boring Company is being proposed. The Section 106 Programmatic Agreement is a binding agreement that ensures compliance; that impacts on historic properties/cultural resources will be evaluated and community input will be sought, as the project evolves and potential impacts on historic properties/cultural resources are better understood.

Project Overview/Draft Environmental Assessment

The Loop project proposes two Loop stations, one in Washington D.C. and one in Baltimore that connect the system. Each station would be equipped with elevators or ramps that would lower the vehicles into the main tunnel. Extra vehicles would be stored above or below ground near the station locations or in maintenance terminals. Passengers would board the AEV's at surface level or by riding an escalator to enter an AEV already underground.

The components of the proposed project are:

- Loop Stations – Points for AEVs and passengers to access the Loop System between the ground surface and the subsurface. The Loop Station in Washington DC would be at 55 New York Avenue in Washington DC (property owned and leased by The Boring Company). The Loop Station in Baltimore would be at 333 Camden Street, Baltimore, MD at Oriole Park at Camden Yards (owned and managed by Maryland Stadium Authority)
- AEVs- Vehicles in which system users would travel. AEVs are modified battery-powered electric vehicles equipped with guidance systems to enable transport within the Loop System.
- Main Artery Tunnels – Underground corridors of travel for the AEVs. There would be two (2) main artery tunnels. Each tunnel would have a boring diameter of 14 feet (out diameter of 13.5ft and inner diameter of 12ft) The “roof” of the tunnel and “floor” would be 30 and 44 feet respectively (i.e. the tunnel would be 30ft deep from the surface). The two tunnels would be separated by 14ft and would run parallel. The configurations include side-by-side, stacked, or hybrid.
- Ventilation Shafts – Structures to provide adequate Loop System ventilation, emergency egress and maintenance access. Up to 70 ventilations shafts are proposed. They would be spaced 0.5 – 2 miles apart. Each shaft would have a diameter between 12 and 24ft. They would be housed in a small shed which would be 15x15 for the 12ft shafts and 30x30ft for 24ft shafts.
- Tunnel Boring Machine (TBM) Launch Shafts – Excavated shafts used to launch TBMs serving as the hub for surface-to-tunnel operations. The Launch Shafts would be approximately 8,000 – 15,000 square feet in surface area and approximately 45 feet in depth. Four (4) sites have been identified as likely TBM Launch Shaft locations including:

7474 and 7500 Greenway Center Drive, Greenbelt MD

Figure 1: TBM Launch Shaft D: 7474 and 7500 Greenway Center Drive, Greenbelt MD¹



- Maintenance Terminals – Area for charging and maintenance of AEVs, comprised of converted TBM launch shafts following tunnel construction.

Using tunneling technology, The Boring Company estimates the project would take from 15 months to just under two years to complete once it goes into construction. Cost estimates for the entire project are not yet available. The entire project would be privately funded according to The Boring Company.

Operations

Due to limited size of the Washington, D.C. Loop Station location, initial operation of the Loop System would be limited to 1,000 passengers per direction per day. Future expansion may accommodate more than 100,000 passengers per direction per day when considering trips to future intermediate stations. The proposed Loop System will not have a Loop station serving the Greenbelt community at this stage.

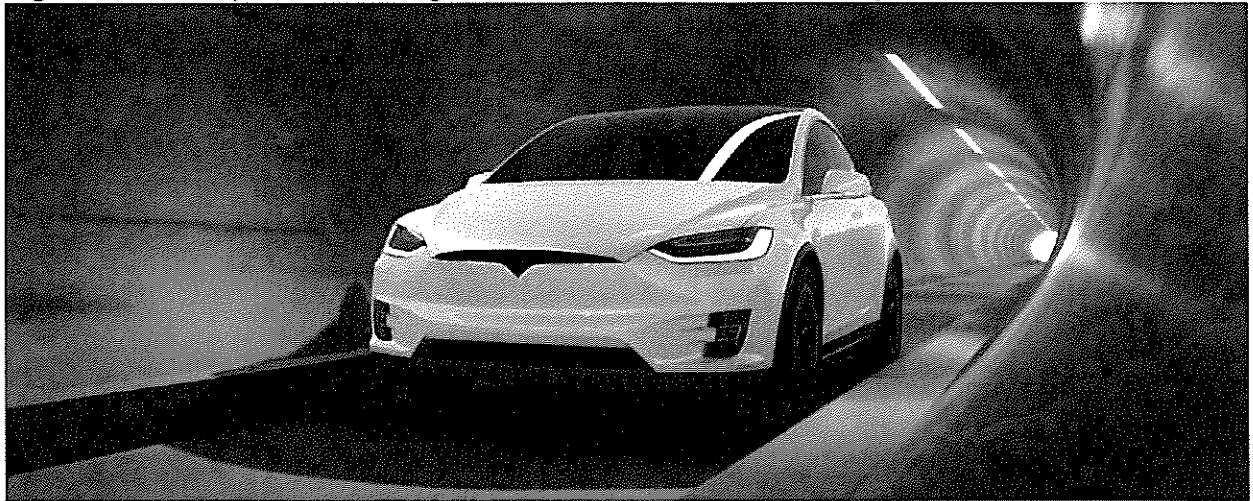
¹ Source: Washington, D.C. to Baltimore Loop Project Proposed by The Boring Company Environmental Assessment (Draft) – April 2019

Figure 2: TBM Launch Shaft at the testing location in Hawthorne, CA²



² Source: Washington, D.C. to Baltimore Loop Project Proposed by The Boring Company Environmental Assessment (Draft) – April 2019

Figure 1: Conceptual rendering of an AEV inside a Main Artery Tunnel³



The Draft EA identifies project benefits as follow:

- Enables high speed travel (150mph) – anticipated travel time is 15 minutes compared with travel times of 40 minutes or longer
- Does not divide communities (because it is all underground)
- Functions irrespective of weather
- Avoids surface impacts
- Offers potential expansion. (Other loop stations can be built/added later)
- It is designed to accommodate potential future Hyperloop technology. (The tunnel could be upgraded to accommodate potential future “Hyperloop” technology, which could move passengers or freight at speeds of up to 700 mph.)

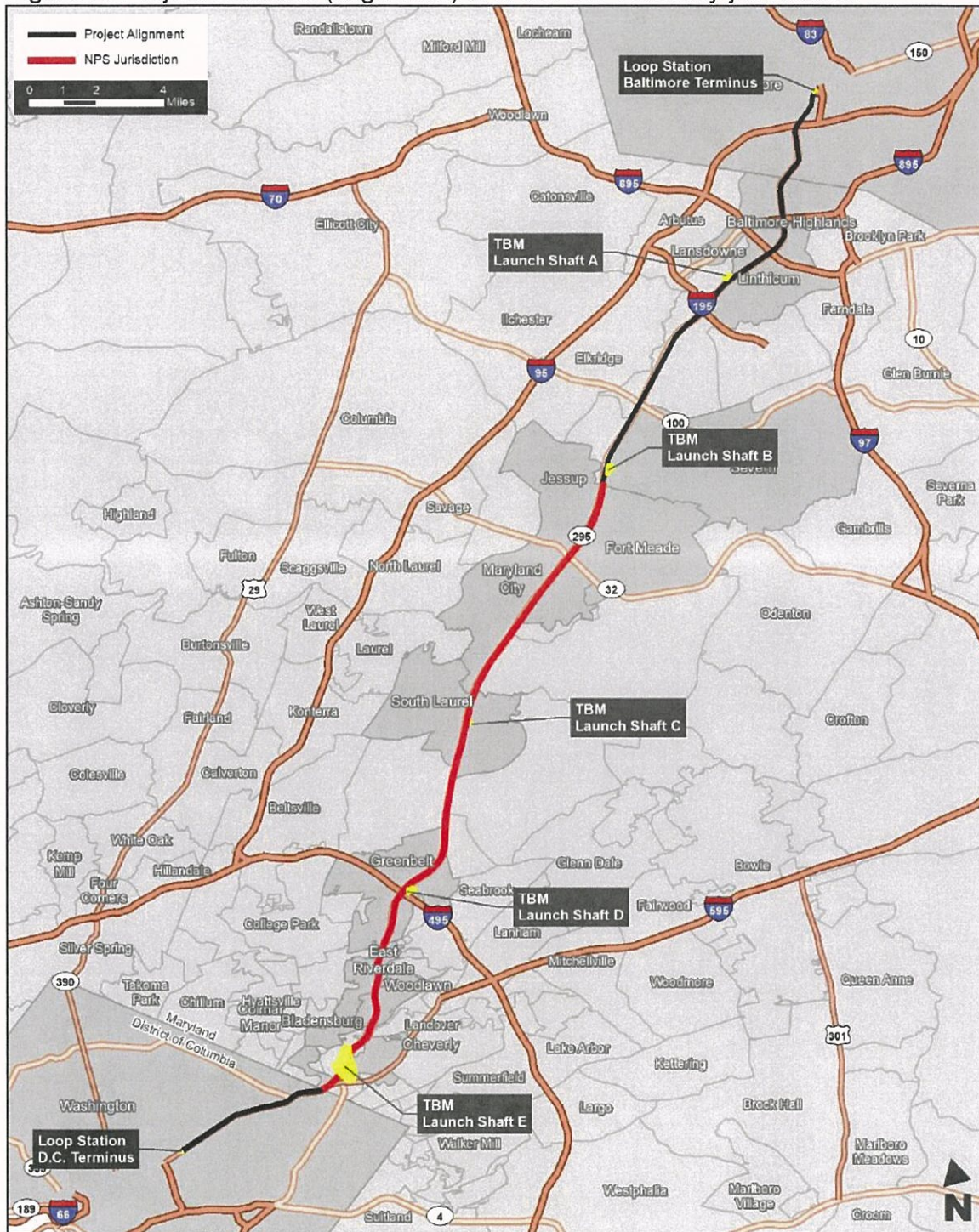
There are only two (2) alternatives, the build and the no-build. Only a single alignment meets the purpose and need of the proposed project and satisfies the design objectives. The TBM launch shafts would go into construction first, the Greenway location included, followed by the Main Artery Tunnels. The overall construction schedule is expected to last 15 to 23 months (after all permits received).

What to expect during construction:

- 2 million cubic yards (CY) would be excavated during the entire construction period.
- Main Artery tunnels would progress at 240 cumulative feet per day per TBM launch shaft.

³ Source: Washington, D.C. to Baltimore Loop Project Proposed by The Boring Company Environmental Assessment (Draft) – April 2019

Figure 2: Project Location (alignment) and the BW Parkway jurisdiction⁴



⁴ Source: Washington, D.C. to Baltimore Loop Project Proposed by The Boring Company Environmental Assessment (Draft) – April 2019

- Up to 16 TBMs would enter the subsurface at four (4) TBM Launch Shaft locations and would operate for 24 hours a day. An average of Approximately 97 trucks per day would need to transport excavated soils.
- At ventilation shafts, the process would be the same as with TBM requiring up to 6 haul trips per day).

Some of the temporary (construction) impacts include:

- Minor traffic delays due to equipment movement. Tunneling activities would require on average 4 to 8 haul trips per hour.
 - Given the ability to temporarily store soil on-site, haul trips could be scheduled to accommodate traffic patterns.

In addition to identifying project benefits, the EA offered the following comments:

- Both Loop stations are expected to be compatible with designated acceptable uses without necessitating a change in zoning.
- There would be no business displacements, or restricted access to businesses or community facilities.
- Noise at TBM launch shaft locations would not exceed applicable governing noise ordinances.
- The proposed project is not anticipated to produce significant levels of ground-borne vibration.
- No impacts to air quality are expected.
- Hazardous materials, such as contaminated groundwater and/or soil, may be encountered during excavation and construction of the Build Alternative.
 - As part of the design features of the proposed Project, TBC would conduct soil and groundwater sampling near sites with known groundwater and/or soil contamination prior to beginning construction to minimize the risk of unanticipated discovery of hazardous materials or vapor intrusion from contaminated groundwater, should they be encountered, such that steps may be taken to properly handle and dispose of contaminants.
- Local or regional impacts to groundwater quality are not anticipated. The tunnel would be built using inert materials with low mobility and solubility (e.g. precast concrete and grout) that would create a seal from groundwater resources.
- Proposed project would be within TBC-owned or leased land. ROW landholders with jurisdictional authority in the project area include:
 - City of Baltimore
 - Maryland Stadium Authority
 - State of Maryland
 - National Park Service
 - District of Columbia

Mitigation practices would include:

- Traffic Management Plan/s (TMP)
- Road closures are not anticipated at Loop Stations, TBM launch shafts, or Ventilation shafts. Flaggers would be used where appropriate to ensure proper and safe entry/exit from construction areas.
- In the event that closures were needed, they would be performed during off-peak hours
- Noise control practices would be implemented where noise ordinances are expected to be exceeded

Analysis & Conclusion

Staff Comments

The proposed loop project is one of three major transportation projects under consideration in the Washington and Baltimore Metropolitan Regions and unlike the MAGLEV and the I-495 & I-279 Managed Lane Study, the Loop project avoids surface impacts, follows existing public rights-of-way (i.e., Baltimore-Washington Parkway) and avoids impacts on public lands and residential communities. As a result, the EA concludes there will be minimal environmental impacts associated with the proposed Loop project.

Staff comments include:

- The Loop System (Main Artery Tunnel) alignment is directly underneath the BW Parkway so while it passes through Greenbelt, it does not go directly under housing developments or businesses
- The design, engineering and construction of the project is fully funded by TBC. There will be no public funds or taxpayer money involved in the financing of the project. The project will have financial implications on local, county, state and federal agencies as the project moves through the review, approval and permitting processes.
- The project uses a lot of green technology such as battery-powered electric vehicles (there will be no electric features in the tunnel that could be hazardous), zero emissions locomotives (for taking dirt out of tunnels), and plans to turn dirt from the underground into bricks for construction among other technologies.
- The Loop Stations, TBM launch shafts and Ventilation shafts are unobtrusive visually in terms of size and space that they occupy.
- According to TBC, the cost of ridership will be comparable to existing transit.

While The Boring Company (TBC) touts many environmental benefits there are other factors to consider including:

- Lack of community awareness of the project – The public has little to no knowledge of the project and its characteristics because of the lack of public outreach on the part of TBC.
- The technology proposed on this project is untested. Beyond that, it is continually evolving and may change even further during the EA review process and after.
- Loop tunnels could potentially serve as Hyperloop corridors. Hyperloop pods designed to fit within Loop tunnels could potentially transport passengers at speeds of up to 700 mph (Musk, 2013). However, the potential future use of Hyperloop technology is currently unknown.
- The quantities of persons served is minimal – even though TBC asserts that this could be a form of transit and will be a low cost form of transportation, the numbers of people served does not imitate transit. Also, because the technology is untested, once it is operational it will go into an undetermined testing period where it can only serve up to 1,000 passengers per direction per day.

Regardless of the findings of the EA, staff is concerned that the Loop project is moving too quickly through the NEPA process to allow communities to make informed comments on the proposed project. Staff is concerned there is a lack of awareness and understanding of the project. Staff believes questions about project scope, community benefits, safety, costs/funding, potential cumulative environmental impacts (i.e., environmental impacts of final project build out) and functionality are deserving of further discussion/consideration.

Programmatic Agreement – Section 106

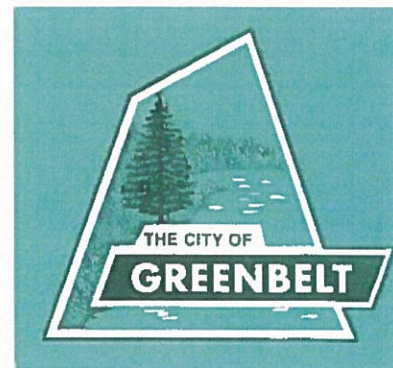
The exact project components and precise locations of potential ground disturbance are not yet known. Therefore a programmatic agreement (PA) has been prepared to ensure the project is developed in accordance with the Section 106 process, and other federal and local regulations. Staff recommends that the City of Greenbelt request to be added to the PA as a party of interest.

The EA comment period ends **June 8, 2019** and staff is seeking City Council comments and direction.

CITY OF GREENBELT, MARYLAND

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

15 CRESCENT ROAD, SUITE 200, GREENBELT, MARYLAND 20770-1897



June 26, 2019

Steve Archer
Cultural Resources Team Leader
Maryland Department of Transportation State Highway Administration
Environmental Planning Division
707 North Calvert Street
Baltimore, MD 21202

RE: Preliminary List of Adversely and Potentially Adversely Affected Historic Properties

Dear Mr. Archer:

The City of Greenbelt has reviewed the preliminary list of adversely and potentially adversely affected historic properties as of June 17, 2019 and the City is concerned about the omission of certain properties from the list. The widening of the Capital Beltway (I-495) will have an impact on natural, socioeconomic, cultural, and built environment which would include Historic Greenbelt and its significant historical resources. These are resources that have significant value to the history and character of Greenbelt, as well as the State, and must be protected, as mandated by Federal law.

The City requests the following be added on the list:

- The Greenbelt Historic District, designated a National Historic Landmark (NHL) in 1997, whose boundaries encompass 756.8 acres in four discontinuous parcels. There are a large number of contributing resources which should be considered including the following ones.
 - The Turner Family Cemetery (now the Greenbelt City Cemetery) identified in 1937 government plans as the community's cemetery.
 - The Walker Family Cemetery/Indian Springs Park, a 1.3 acre site of springs, forest, and a burial ground is which was retained as an historical/recreational point of interest for the original community residents. This is a contributing resource.

In addition, the highway widening plans would include the Baltimore Washington Parkway, a scenic highway that was constructed to improve connectivity between Baltimore and

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Washington DC, first envisioned by Pierre L'Enfant in his original plan for the United States Capital in 1791. The widening runs counter to the protection of the Parkway's aesthetic underpinnings.

The City continues to strongly oppose the proposed widening of the Capital Beltway to accommodate managed and/or toll lanes. The City is not in favor of alternatives that would require widening and believes that the project should limit its consideration to the alternatives that seek to manage transportation capacity and demand using only the existing paved right-of-way. In addition, the City advocates for study and identification of alternatives for congestion relief and dedication of more funding to transit.

The City is also concerned that this project will lead to more vehicles on the road, more congestion, more greenhouse gas emissions and air pollution – impacts that are not included in the screening criteria.

Thank you for the opportunity to comment. If you have any questions please contact Terri Hruby, Planning Director at 301-345-5417.

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. Hruby', is positioned above the printed name.

Terry S. Hruby

cc: City Council
Nicole Ard, City Manager

AGREEMENT

This Agreement is entered into as of _____, 20____, by and between Greenbelt Homes, Inc. ("GHI"), the address of which is 1 Hamilton Place, Greenbelt, Maryland 20770, and the City of Greenbelt, Maryland ("City"), the address of which is 25 Crescent Road, Greenbelt, Maryland 20770.

Recitals

A. GHI is the cooperative housing corporation that owns certain real property, including residential and other structures, yards and common areas ("GHI Property") that are occupied and used by GHI's members and other residents of the community known as Greenbelt Homes ("Community").

B. City is the municipality responsible for construction and maintenance of public streets passing through the Community, and, in connection therewith, has certain street rights of way ("Rights of Way") over GHI Property.

C. A property line survey performed by GHI has determined that certain residential yard areas in the Community encroach on the Rights of Way in certain areas identified on Exhibit A to this Agreement ("Encroachment Areas").

D. City is willing to enter into this Agreement to permit continued use of the Encroachment Areas, subject to the terms and conditions hereof.

NOW THEREFORE, in consideration of the mutual promises and covenants herein, and other good and valuable consideration, the parties agree as follows.

1. City hereby grants a perpetual license to GHI, and its agents, employees, members and residents, for the continued use and maintenance of the Encroachment Areas as residential yard areas, substantially similar to the uses and maintenance of the Encroachment Areas as of the date of this Agreement, subject to the terms and conditions hereof.

2. Accessory structures located in whole or in part in the Encroachment Areas may remain and shall be maintained in good repair. If an accessory structure is destroyed, abandoned or not maintained in safe condition, GHI shall require such accessory structure to be repaired, or to be removed and not replaced. City shall provide not less than 30 days' written notice to GHI of any accessory structure in need of repair, removal or replacement.

3. Portions of any yards in Encroachment Areas may be used in any manner consistent with established and historic residential yard uses in the Community. Uses of

yards in Encroachment Areas may, subject to the prior written approval of GHI, include installation and maintenance of plantings, gardens, decks, patios, play sets, arbors, fences, and other uses consistent with established and historic yard uses in the Community, so long as such uses also comply with applicable zoning, historic district codes and regulations (if any), and applicable City codes and regulations.

4. Any new structure or new structural feature to be constructed in an Encroachment Area (other than plantings and other landscaping improvements) must be approved by City and by GHI. Effort shall be made to avoid placing structures in an Encroachment Area where there is a reasonable alternative location outside the Encroachment Area.

5. Any landscaping, fence, structure or other feature located within an Encroachment Area shall not obscure required public access or sight-lines necessary for safe motor vehicle and/ or pedestrian movement.

6. Upon not less than 90 days' written notice to GHI, City may order removal of any structure, landscaping, or other feature within an Encroachment Area, for a bona fide public purpose, which public purpose shall be specified in the notice to GHI. This shall not be construed to require removal of any existing housing units or garages, or any additions thereto. GHI shall give GHI member actual and formal notice of the right-of-way for each member's property along with actual and formal notice that any structure that is built or installed in an Encroachment Area is subject to the terms as outlined in this agreement. Removal of any structure, landscaping, or other feature within an Encroachment is at the GHI member's cost and expense, and shall be restored to City standards. If there is a failure to remove any such structure and/or restore the property, the City reserves the absolute right to remove said structure and/or restore the property with all associated costs to be paid by GHI and/or its assigns.

7. The user of any structure or yard within an Encroachment Area shall indemnify and hold City harmless from and against any and all claims, injuries, damages, expenses or liabilities arising in connection with the use of the Encroachment area by the user. City shall indemnify and hold GHI and its directors, officers, members, agents and employees, and residents of the Community, harmless from and against any and all claims, injuries, damages, expenses or liabilities arising in connection with the use of the Rights of Way or any Encroachment Area by City or its employees, agents or contractors.

8. This Agreement shall bind and inure to the benefit of the parties and their successors and assigns. Upon recordation in the land records of Prince George's County, Maryland, the provisions of this Agreement shall constitute covenants running with the land, enforceable by and against GHI and its successors and assigns as owners of the Common Area, and enforceable by and against City and City's successors and assigns as beneficiaries of the Rights of Way. From the date of such recordation, subject to the right of the parties and their successors and assigns to amend, modify or terminate this Agreement as more fully set forth below, this Agreement shall bind the GHI Property and the Encroachment Areas.

Underscoring indicates language added

9. This Agreement shall be enforced and construed under the laws of Maryland, without regard to conflict of laws principles. Venue for any legal action to enforce this Agreement shall be in the Circuit Court of Prince George's County, Maryland. Each party waives any and all rights to a trial by jury for all civil actions or proceedings involving a dispute arising out of or relating to this Agreement.

10. This Agreement constitutes the entire agreement between the parties, and no other agreement with respect to the matters herein is or shall be binding on the parties or their successors or assigns, except by written amendment, modification or termination of this Agreement, signed by the parties or their respective successors or assigns and recorded in the land records of Prince George's County, Maryland. The Board of Directors of GHI shall have the power to authorize any such written amendment, modification or termination, and to authorize an officer or officers of GHI to execute any such instrument on GHI's behalf.

11. Whenever possible, each provision of this Agreement will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be invalid, illegal, or unenforceable in any respect under any applicable law or rule, such invalidity, illegality, or unenforceability will not affect any other provision or provisions of this Agreement.

12. This Agreement, and any amendments hereto, may be signed in several counterparts, each of which shall be deemed an original, and all such counterparts shall constitute one and the same instrument.

13. Notices under this Agreement shall be in writing and shall be hand delivered or sent by first class U.S. Mail or recognized overnight courier service to the parties at the addresses set forth above. Notices sent by mailing shall be deemed received four days after deposit in the U.S. Mail. Either party shall have the right to designate other Addresses for purposes of notice from time to time, but any such designation shall be in writing and must actually be received by the party to whom it is directed.

IN WITNESS WHEREOF, the parties have signed this Agreement as of the date first set forth above.

GREENBELT HOMES, INC.

ATTEST:

By: _____
President

Secretary

CITY OF GREENBELT

By: _____

Title

State of Maryland)

Underscoring indicates language added

_____) ss:
County)

I **HEREBY CERTIFY** that on the _____ day of _____
20_____, before me, the subscriber, _____ a Notary Public, personally appeared
_____, **President of Greenbelt Homes,**
Inc., who acknowledged him/herself to be the person whose name is signed to the
foregoing instrument, and acknowledged the foregoing instrument to be the act of
Greenbelt Homes, Inc.

WITNESS my hand and Seal.

Notary Public

My commission expires: _____

State of Maryland)
) ss:
_____) County)

I **HEREBY CERTIFY** that on the _____ day of _____
20_____, before me, the subscriber, _____ a Notary Public, personally appeared
_____, **Secretary of Greenbelt Homes,**
Inc., who acknowledged him/herself to be the person whose name is signed to the
foregoing instrument, and acknowledged the foregoing instrument to be the act of
Greenbelt Homes, Inc.

WITNESS my hand and Seal.

Notary Public

My commission expires: _____

State of Maryland)
) ss:
_____) County)

Underscoring indicates language added

I **HEREBY CERTIFY** that on the _____ day of _____
, 20_____, before me, the subscriber, a Notary Public, personally appeared
_____, who acknowledged him/herself to
be the person whose name is signed to the foregoing instrument, and acknowledged the
foregoing instrument to be the act of the City of Greenbelt, Maryland.

WITNESS my hand and Seal.

Notary Public

My commission expires: _____

EXHIBIT A

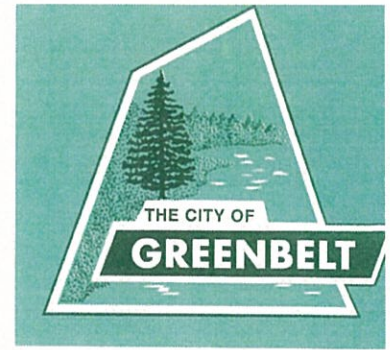
IDENTIFICATION OF ENCROACHMENT AREAS

(Attached)

CITY OF GREENBELT, MARYLAND

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

15 CRESCENT ROAD, SUITE 200, GREENBELT, MARYLAND 20770-1897



July 11, 2018

Ms. Margaret Lashar
Program Open Space
Maryland Department of Natural Resources
Tawes State Office Building, E-4
580 Taylor Avenue
Annapolis, MD 21401

Re: Local Planning Authority Approval Letter –
Playground Renovation – 2 Research Road

Dear Ms. Lashar:

The City of Greenbelt's Department of Planning and Community Development has reviewed the proposed Community Parks and Playground project application titled, "*Playground Renovation – 2 Research Road*". The Planning Department has found that the proposed project is consistent with all local and County Comprehensive/Master Plans.

Overall, the Department of Planning and Community Development supports the City's Community Parks and Playground application for the *Playground Renovation – 2 Research Road* project. The project is representative of the City's dedication to providing quality recreational opportunities to its residents

If I may be of any assistance in the review of the above referenced application please do not hesitate to contact me at (301) 474-0569.

Sincerely,

Terri S. Hruby, AICP
Director

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PLAYGROUND USE AND MAINTENANCE AGREEMENT

This AGREEMENT is made this 27th day of September by and between the City of Greenbelt, Maryland, a body corporate and politic in the State of Maryland (hereinafter "City") and Greenbelt Homes Incorporated (hereinafter Playground Owner).

WITNESSETH:

WHEREAS, the City desires to provide public access to playgrounds throughout the City and ensure that the playground equipment and surfacing is consistent with generally accepted guidelines such as Consumer Product Safety Commission (CPSC) and Americans with Disabilities Act (ADA) guidelines, and;

WHEREAS, the City is willing to maintain playground equipment and surfacing at privately owned playgrounds in exchange for long-term public access, and;

WHEREAS, the Playground Owner is willing to grant an easement allowing long-term public access in exchange for City maintenance of playground equipment and surfacing, and;

WHEREAS, this Agreement provides for such a relationship.

NOW THEREFORE, in consideration of the mutual covenants contained herein including execution of an easement document, the parties agree as follows:

1. This agreement covers the eight (8) playgrounds described as follows:
 - between 12 & 14 Hillside Road
 - behind 2 Laurel Hill Road
 - 2 Research Road
 - Between 36 & 38 Ridge Road
 - Between 4 & 6 Plateau Place
 - 44 Ridge Road
 - 7 Southway near McDonald Field
 - 8 Southway
2. As City staff and financial resources allow and at its sole discretion, the City agrees to:
 - maintain/modify existing playground equipment
 - maintain/modify surfacing materials
 - purchase and install new equipment
 - purchase and install new surfacing materials

The above work must be done Monday through Friday between the hours of 7:00am and 6:00pm. Work outside of these hours requires permission from the Playground Owner.

3. The City will inspect the playground and play equipment on a regular basis. At a minimum, inspections will be conducted annually.
4. Playground Owner will be required to reimburse the City for twenty-five percent (25%) of the total cost (equipment, materials & labor) for the items listed below. The City is responsible for any equipment maintenance and repair costs.
 - new playground equipment
 - new surfacing materials
 - periodic replenishment of surfacing materials
5. The City will determine playground equipment and surfacing needs based upon generally accepted guidelines such as those established by the CPSC and ADA, available staff and funding resources, and playground needs throughout the City. The City shall consult with the Playground Owner before adding or replacing any play equipment or surfacing, but decisions by the City regarding surfacing and equipment will be final. Owner agreement is desired, but not required.
6. The City may not eliminate any playground equipment or playgrounds without obtaining the written permission of the Playground Owner. This provision does not apply to playground equipment deemed hazardous under the aforementioned guidelines.
7. The City shall be responsible for procuring and maintaining liability insurance on the playground and related playground equipment as described above. The Playground Owner shall be responsible for maintaining appropriate liability insurance on the playground.
8. The Playground Owner is responsible for maintaining the grounds, landscaping, trees, trash receptacles, trash collection, fencing, benches, lighting, etc. Failure to do so shall, after thirty (30) days written notice by the City, terminate this Agreement, at the sole discretion of the City. Where required, fences and benches must meet generally accepted guidelines such as those established by the CPSC.
9. The Playground Owner agrees to give an easement to the City allowing for equipment installation, equipment maintenance and public access as needed. The easement must be executed within thirty (30) days of the execution of this agreement. Failure to do so nullifies this agreement. The easement term must be for 20 years
10. Playground must be available to the public 7 days a week, from dawn to dusk, 365 days per year. Playground Owner must allow the City to install a sign at the playground indicating that the playground is City maintained and open to all City residents.
11. This agreement shall be in effect for a period of 20 years.

12. If a Playground Owner wishes to terminate this Agreement prior to the end of Agreement term, they must petition the City Council in order to do so. The Playground Owner will be required to reimburse the City for any improvements made to the playground on a prorated basis. City Council may terminate at its sole discretion.
13. If a Playground Owner wishes to terminate this Agreement at the conclusion of the Agreement term, they must give the City ninety (90) days written notice prior to the end of the easement term.
14. If the City wishes to terminate this Agreement, it must give the Playground Owner ninety (90) days written notice. A playground must be in compliance with generally accepted guidelines such as those established by the CPSC in order for the City to terminate the Agreement.
15. Six (6) months prior to the end of the Agreement term if the City wishes to renew this Agreement it must notify the Playground Owner in writing along with any proposed changes to the agreement and/or easement.
16. In the event of a default by Playground Owner of any duty herein, City may, at its discretion, cancel this Agreement and remove any equipment placed upon the playground by the City.
17. This Agreement contains the entire agreement between the parties.
18. This Agreement shall be binding upon the parties hereto their heirs; executors; personal representatives and assigns.
19. This Agreement shall be construed pursuant to the laws of the State of Maryland.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and date first above written.

WITNESS:

David E. Moran

CITY OF GREENBELT, MARYLAND

by: Judith F. Davis
Judith F. Davis, Mayor

WITNESS:

Gretchen Overdunff

GREENBELT HOMES INC.

by: Julia E. Eschman
President

Attachment A

Eight (8) playgrounds described as follows:

Between 12 and 14 Hillside Road: As of July 1, 2005, the playground equipment consists of: a component climber, an 8' single pole swing, a see-saw and one (1) spring animal.

Behind 2 Laurel Hill Road: As of July 1, 2005, the playground equipment consists of: an 8' single pole swing, a see-saw, a 6' straight slide and two (2) spring animals

2 Research Road: As of July 1, 2005, the playground equipment consists of: a component climber, a 10' swing, a see-saw and one (1) spring animal.

Between 36 & 38 Ridge Road: As of July 1, 2005, the playground equipment consists of: a 10' swing, a 10' spiral slide, a see-saw and one (1) spring animal.

Between 4 & 6 Plateau Place: As of July 1, 2005, the playground equipment consists of: a component climber, an 8' arch swing, a see-saw and two (2) spring animals.

44 Ridge Road: As of July 1, 2005, the playground equipment consists of: a component climber, a T for 2 swing, a see-saw and one (1) spring animal.

7 Southway near McDonald Field: As of July 1, 2005, the playground equipment consists of: a component climber, a swing set, an 8' T for 2 swing, a 6' straight plastic slide, a see-saw and one (1) spring animal.

8 Southway: As of July 1, 2005, the playground equipment consists of: a component climber, an 8' swing, a see-saw and two (2) spring animals.

DECLARATION OF ADHERENCE TO AWARD CONDITIONS/REQUIREMENTS

I have read and agree to adhere to all award eligibility requirements and conditions for all submitted projects including:

1. All projects must be consistent with *National Playground Safety Standards* and with the *Americans with Disabilities Act*.
2. All projects must have a *minimum twenty (20) year life span*. Conversions of project use will require replacement with a project of equal or greater recreational use, acreage (in the case of acquisition projects) and equal or greater monetary value approved by the Community Parks and Playgrounds Program.
3. All projects are within the applicant's jurisdiction and the applicant holds the right to develop on the property.

LOCAL GOVERNMENT AUTHORIZATION

Community Parks and Playgrounds projects are to be administered in accordance with the Program Open Space (POS) Grants Manual. As the authorized representative of this Political Subdivision, I read the terms of the "Project Agreement and General Conditions" of the POS Grants Manual and I agree to perform all work in accordance with the Manual, POS Law and Regulations, Special Conditions of the Community Parks and Playgrounds Program and with the attachments included herewith and made a part thereof.



Signature

David E. Moran

Print Name

Assistant City Manager

Title

August 15, 2018

Date

Maryland Department of Natural Resources
Community Parks and Playgrounds (CP&P) Program

**Community Parks and Playgrounds
Application and Project Agreement**

Shaded Areas For
State Use Only.

CP&P PROJECT #

1. PROJECT TITLE: 2 Research Road Renovation

2. APPLICANT: City of Greenbelt

(Municipality or Baltimore City)

(Specify County)

3. APPLICANT'S
FEDERAL ID #: 52-6000793

LAST CP&P GRANT
ISSUED ON THIS SITE # None

4. PROJECT LOCATION: Street Address: 2 Research Road

City/Town: Greenbelt

Zip Code: 20770

LEGISLATIVE DISTRICT: 22

ADC Road Map Edition # 1999

Map # 44

Grid Ltr C7

County Tax Map #

Grid

Parcel #

PROJECT DESCRIPTION: Descriptions are written into the agenda item, which is presented to the Maryland Board of Public

5. Works for approval. Please explain the proposed project and be specific. Why is it being done and how does it relate to local recreation needs? Is it a new development or does it build upon an existing facility? Provide all of the information that you feel is necessary to explain and justify the project and to convince the approving agencies that it is a worthwhile project. Attach a separate sheet, if necessary.

The City proposes to renovate a playground that is located in the historic core of our community near numerous homes. This playground serves children ages 5-12. Additionally this playground will be designed to be ADA and CPSC compliant.

The existing playground has equipment that is 30 years old or older and no longer compliant with current safety guidelines.

6. a. CP&P FUNDS REQUESTED: \$ 50,209 75% %

b. LOCAL FUNDS: \$ 16,736 25% % (Specify Source/Type) GHI Contribution

c. OTHER FUNDS: \$ % (Specify Source/Type)

d. TOTAL PROJECT COST: \$ 66,945 100 %

7. LOCAL PROJECT COORDINATOR:

David E. Moran

Assistant City Manager

dmoran@greenbeltmd.gov

(Print Name)

(Print Title)

(E-mail Address)

25 Crescent Road

Greenbelt

MD 20770

301-474-8000

(Mailing Address)

(City)

(State)

(Zip)

(Telephone Number)

8. PROJECT PERIOD: From: 9/1/19 (Date of Letter of Acknowledgement)

To: 5/30/20 (Estimated Date of Completion)

Community Parks and Playgrounds Application and Project Agreement (Cont.)

9. ITEMIZED DETAILED COST ESTIMATE: Round all estimates to nearest dollar.

Item No.	Item	Estimated Cost
1.	Community Parks and Playgrounds Acknowledgement Sign Sample text: "A Maryland Department of Natural Resources, Community Parks and Playgrounds Program assisted project"	\$200
2.	Playground equipment, surfacing, borders and bench.	\$66,745
Total Development Costs:		\$66,945

10. LOCAL GOVERNMENT AUTHORIZATION:

Community Parks and Playgrounds projects are to be administered in accordance with the Program Open Space (POS) Grants Manual. As the authorized representative of this Political Subdivision, I read the terms of the "Project Agreement and General Conditions" of the POS Grants Manual and I agree to perform all work in accordance with the Manual, POS Law and Regulations, Special Conditions of the Community Parks and Playgrounds Program and with the attachments included herewith and made a part thereof.



David E. Moran

Assistant City Manager 8/15/18

(Signature)

(Print Name)

(Print Title)

(Date)

PROGRAM ADMINISTRATIVE REVIEW:

11. ON-SITE INSPECTION

DATE _____

BY _____

12. DEPARTMENT OF NATURAL RESOURCES APPROVAL:

(Signature)

(BPW Approval Date)

(Agenda Item No.)

**Maryland Department of Natural Resources
Community Parks and Playgrounds (CP&P) Program**

Project Details

Project Title: 2 Research Road Playground Renovation

- 1. Please explain the public need for the proposed project:** Explain why this project is being developed/acquired and how it relates to other local facilities/plans.

The existing playground has equipment which is 30+ years old. This playground is centrally located near many housing units and is heavily utilized.

This renovated playground will be a playground for children ages 5-12. It will include swings, a large modular play structure with slides, climbers including rock and spider web.

- 2. Please explain the public benefits associated with the proposed project:** How do these benefits address the purpose of the Community Parks and Playgrounds Program?

The City of Greenbelt was planned and created to be a "livable community" for low-income families during the Great Depression. At that time, many low-income families lived under deplorable conditions, in rundown buildings, with no sanitary facilities, and few modern conveniences. Children played in streets and alleys, with no local parks or green spaces available to them.

The planners of the City of Greenbelt envisioned a more humane living environment for its residents. Houses were clustered in town home groups, or "super blocks", with green space between them. Pedestrian inner walkways linked the community and eliminated the need to cross streets. A park with a lake for swimming and fishing was created. The first public swimming pool in the State created an outlet for families. Ball fields, playgrounds and pocket parks were built. These and other amenities created a much more "livable community".

The renovated playground for which we are requesting funding would replace an outdated play area. This project furthers the City's efforts to promote and expand healthy initiatives including the following:

- Get Active Greenbelt - a program that encourages residents of all ages to lead a more active lifestyle.

- Healthy Eating Active Living (HEAL) Cities & Towns - Greenbelt was one of 15 Maryland communities designated a HEAL City. This program helps cities improve/increase physical activity in their jurisdictions.
- KaBoom – Playful City USA – Greenbelt is a charter member and has received this designation for the past ten years.

3. **Please explain the low impact development techniques incorporated in the proposed project:** What measures are being used to minimize the effect of stormwater runoff? What environmentally sensitive materials and/or green building techniques are being used in your proposed project?

Engineered Wood Fiber surfacing with proper drainage will be installed. As with all City projects, if it is necessary to mitigate any storm water runoff, best management practices will be used such as rain gardens and native plantings.

4. **Please provide a proposed project schedule, if funds are awarded:**

Design Start Date: N/A * if applicable

Design End Date: N/A * if applicable

Construction/Installation Start Date: 9/1/19

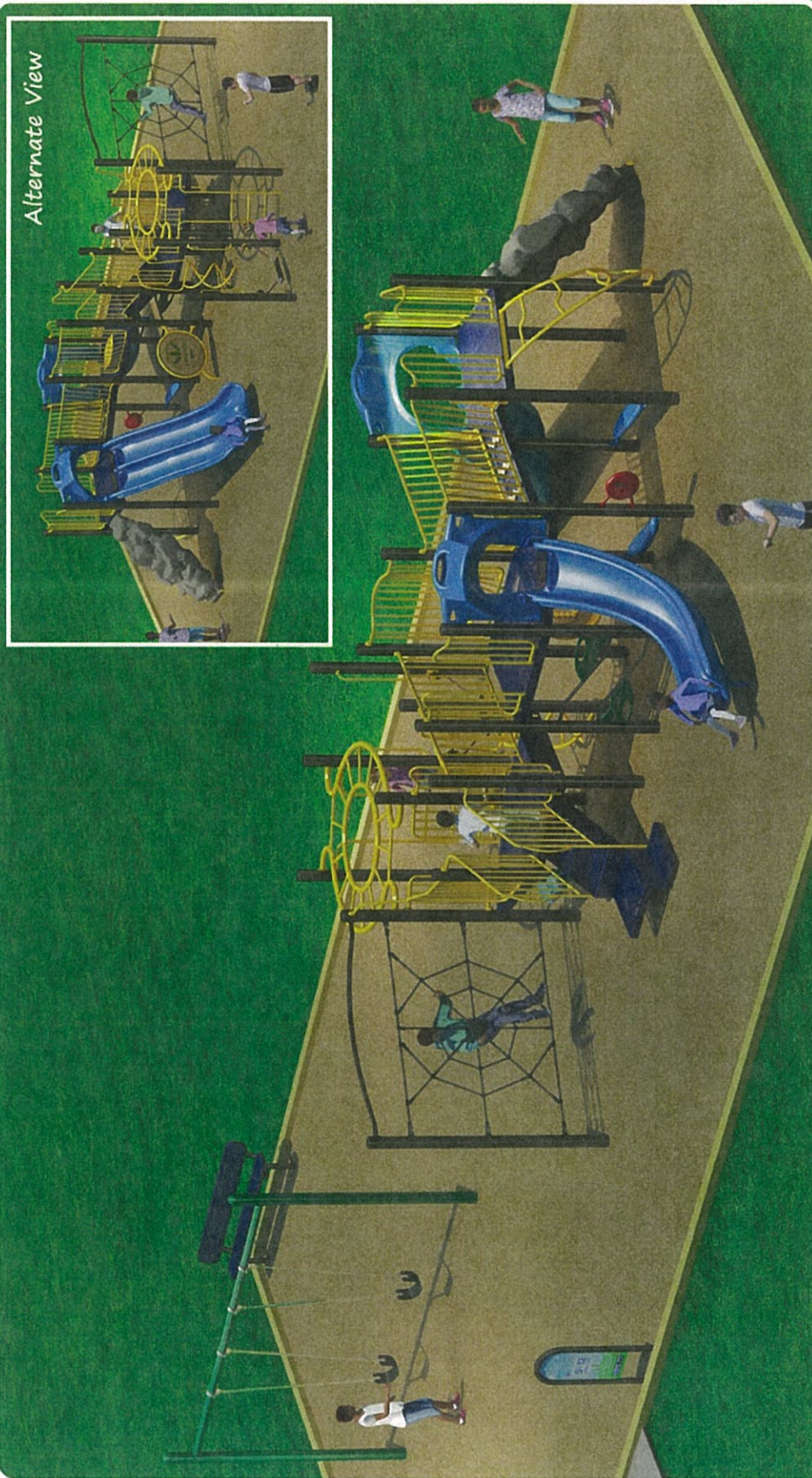
Construction/Installation End Date: 5/31/20



CUNNINGHAM RECREATION

City of Greenbelt, MD 2 Court Research Play Area

Design • Build • PLAY!



www.cunninghamrec.com

800.438.2780



Playcore Wisconsin Inc. dba
 GameTime c/o Cunningham Recreation
 PO Box 240981
 Charlotte, NC 28224
 800.438.2780
 704.525.7356 FAX

QUOTE
 #133296

06/26/2018

City of Greenbelt: 2 Court Research Playground - Timbers & EWF

City of Greenbelt
 Attn: Joe Doss
 25 Crescent Road
 Greenbelt, MD 20770
 Phone: 301-474-8004
 jdoss@greenbeltmd.gov

Project #: P93469
 Ship To Zip: 20794

Qty	Part #	Description	List \$	% Disc.	Selling \$	Ext. Selling \$
<u>PLAYGROUND EQUIPMENT -</u>						
		Reference drawing number 93469-01.				
1	RDU	GameTime - Custom Powerscape Modular Play Structure for Ages 5-12 [Deck: Pvc: _____] [Basic: _____] [Cabling: _____] [Accent: _____] [Tube: _____] [2 Color HDPE: _____] [Roto Plastic: _____] [Arch: _____] [Uni Plastic: _____ (1) 5129 -- 3 In A Row Gadget (3) 80000 -- 49" Sq Punched Steel Deck (2) 80001 -- 49"Tri Punched Steel Deck (1) 80471 -- Spider Web (1) 80656 -- Access Attachment 3'& 4' (1) 81593 -- Ladder Loop Link (2) 81666 -- Fun Seat (1) 81669 -- Hand Cycler (1) 81699 -- Bongos (1) 81742 -- Swivel Meister (1) 90021 -- 2'-0" Transfer System W/ Barrier (1) 90029 -- 3' Transfer Platform W/ Barrier (1) 90207 -- Overhead Ladder Access Package (1) G90267 -- 9' Upright, Galv (4) G90268 -- 10' Upright, Galv (2) G90269 -- 11' Upright, Galv (6) G90270 -- 12' Upright, Galv	\$42,876.00	24.00	\$32,585.76	\$32,585.76



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Qty	Stock ID	Description	List \$	% Disc.	Selling \$	Ext. Selling \$
		(1) 90329 -- 3' Dna Climber				
		(1) 90336 -- Climber Offset Archway W/ Barrier				
		(1) 90366 -- Sloped Funnel Climber W/ Barrier				
		(1) 90369 -- River Rock Climber				
		(1) 90391 -- 3'-0" Overhead Climber Access Ladder				
		(1) 90510 -- 6' Dueling Wave Zip Slide, Std Dk				
		(1) 90578 -- Swerve Slide				
		(1) 90610 -- Contoured Panel (Above)				
		(1) 91140 -- High Point Entryway - Barrier				
		(3) 91209 -- Climber Entryway - Barrier				
		(1) 91240 -- Gadget Frame (Grd Level)				
		(1) 91245 -- 3'6" - 5'0" Leaf Scramble Up				
		(1) 91322 -- Erratic Climber 5'6"-6'6"				
		(1) G90267 -- 9' Upright, Galv				
		(1) G90268 -- 10' Upright, Galv				
		(3) G90269 -- 11' Upright, Galv				
1	178749	GameTime - Owner's Kit			\$53.00	\$53.00
1	SP178749	GameTime - Owner's Kit (Free of Charge)			(\$53.00)	(\$53.00)
1	INSTALL	CPS - Install GameTime Play Structures (>\$15,000.00) -			\$14,577.84	\$14,577.84
		• List Price: \$42,876.00				
		• USC Install Cost (34%): \$14,577.84				
1	28009	GameTime - 6' P/S Bench W/Back Inground [Basic: _____] [Coated Site: _____]	\$639.00	3.00	\$619.83	\$619.83
1	5033	GameTime - 5-12 Age Appropriate Fiberglass Sign [Basic: _____]	\$1,171.00	16.00	\$983.64	\$983.64
2	SS8910	GameTime - Belt Seat 3 1/2" /8' W/ Clevis	\$268.00	6.00	\$251.92	\$503.84



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Qty	Part #	Description	List \$	% Disc.	Selling \$	Ext. Selling \$
1	INSTALL	CPS - Install GameTime Freestanding Events (>\$15,000.00) -			\$891.48	\$891.48
		- List Price: \$2,346.00 - USC Install Cost (38%): \$891.48				
		<u>SAFETY SURFACING</u>				
95	USC-EWF-MD	GT-Impax - Engineered Wood Fiber (Cubic Yard) -	\$29.90	17.99	\$24.52	\$2,329.40
		- Area: 2,340 Square Feet - Depth: 9 Inches - Volume: 95 Cubic Yards - Critical Height: Feet Pricing Per USC Contract: - List Price: \$29.90 - USC Contract Price (18% Disc.): \$24.52 - Freight Charge Per 100 CY Load: \$690.00				
1	161291	GameTime - Geo-Textile 1125 Sqft Roll	\$319.00	18.00	\$261.58	\$261.58
1	161290	GameTime - Geo-Textile 2250 Sqft Roll	\$638.00	18.00	\$523.16	\$523.16
4	161292	GameTime - Wear Mat 44"x48"	\$223.00	18.00	\$182.86	\$731.44
3	161294	GameTime - Terraflow Drain 150ft Roll	\$443.00	18.00	\$363.26	\$1,089.78
2340	INSTALL	CPS - Install Wood Fiber Surfacing (<4,000 SF)			\$0.65	\$1,521.00
		<u>SITE WORK</u>				
202	INSTALL	CPS - Supply and Install 6" x 8" Treated Timber Borders			\$9.90	\$1,999.80
150	INSTALL	CPS - Supply and Install Concrete Sidewalk -			\$10.40	\$1,560.00
		4" Concrete over 4" compacted stone base				



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City of Greenbelt: 2 Court Research Playground - Timbers & EWF

Qty	Part #	Description	List \$	% Disc.	Selling \$	Ext. Selling \$
65	INSTALL	CPS - Supply & install trench drain beneath wood fiber inside play area - • 65 Linear Feet • 12" x 12" Stone trench with 4" perforated PVC pipe & wrapped in geotextile fabric.			\$20.80	\$1,352.00
20	INSTALL	CPS - Supply and Install Solid PVC Outlet Drain to daylight - • 20 Linear Feet • Solid 4" PVC Pipe and Connections to Trench Drain			\$15.60	\$312.00
16	INSTALL	CPS - USC - Ancillary Site Work - LABOR (per Man Hour) - • Site Restoration (Seed & Straw)			\$73.50	\$1,176.00
1	INSTALL	CPS - USC - Ancillary Site Work Services: (Materials, Equipment & Overhead) - • Site Restoration (Seed & Straw)			\$475.00	\$475.00

Contract: USC

SubTotal:	\$63,493.55
Discount:	(\$1,629.29)
Tax:	\$0.00
Freight:	\$2,624.43
Total Amount:	\$64,488.69



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City of Greenbelt: 2 Court Research Playground - Timbers & EWF

INSTALLATION CONDITIONS:

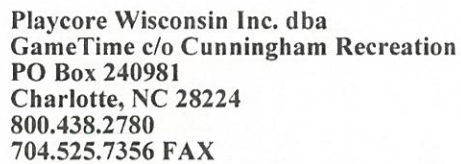
- **ACCESS:** Site should be clear, level and allow for unrestricted access of trucks and machinery.
- **STORAGE:** Customer is responsible for providing a secure location to off-load and store the equipment during the installation process. Once equipment has delivered to the site, the owner is responsible should theft or vandalism occur unless other arrangements are made and noted on the quotation.
- **FOOTER EXCAVATION:** Installation pricing is based on footer excavation through earth/soil only. Customer shall be responsible for unknown conditions such as buried utilities (public & private), tree stumps, rock, or any concealed materials or conditions that may result in additional labor or materials cost.
- **UTILITIES:** Installer will contact Miss Utility to locate all public utilities prior to layout and excavation of any footer holes. Owner is responsible for locating any private utilities.
- **ADDITIONAL COSTS:** Price includes ONLY what is stated in this quotation. If additional site work or specialized equipment is required, pricing is subject to change.

BILLING INFORMATION:

Bill to: _____
Contact: _____
Address: _____
Address: _____
City, State: _____ Zip: _____
Tel: _____ Fax: _____
E-mail: _____

SHIPPING INFORMATION (IF DIFFERENT FROM ABOVE):

Ship to: _____
Contact: _____
Address: _____
Address: _____
City, State: _____ Zip: _____
Tel: _____ Fax: _____
E-mail: _____



06/26/2018



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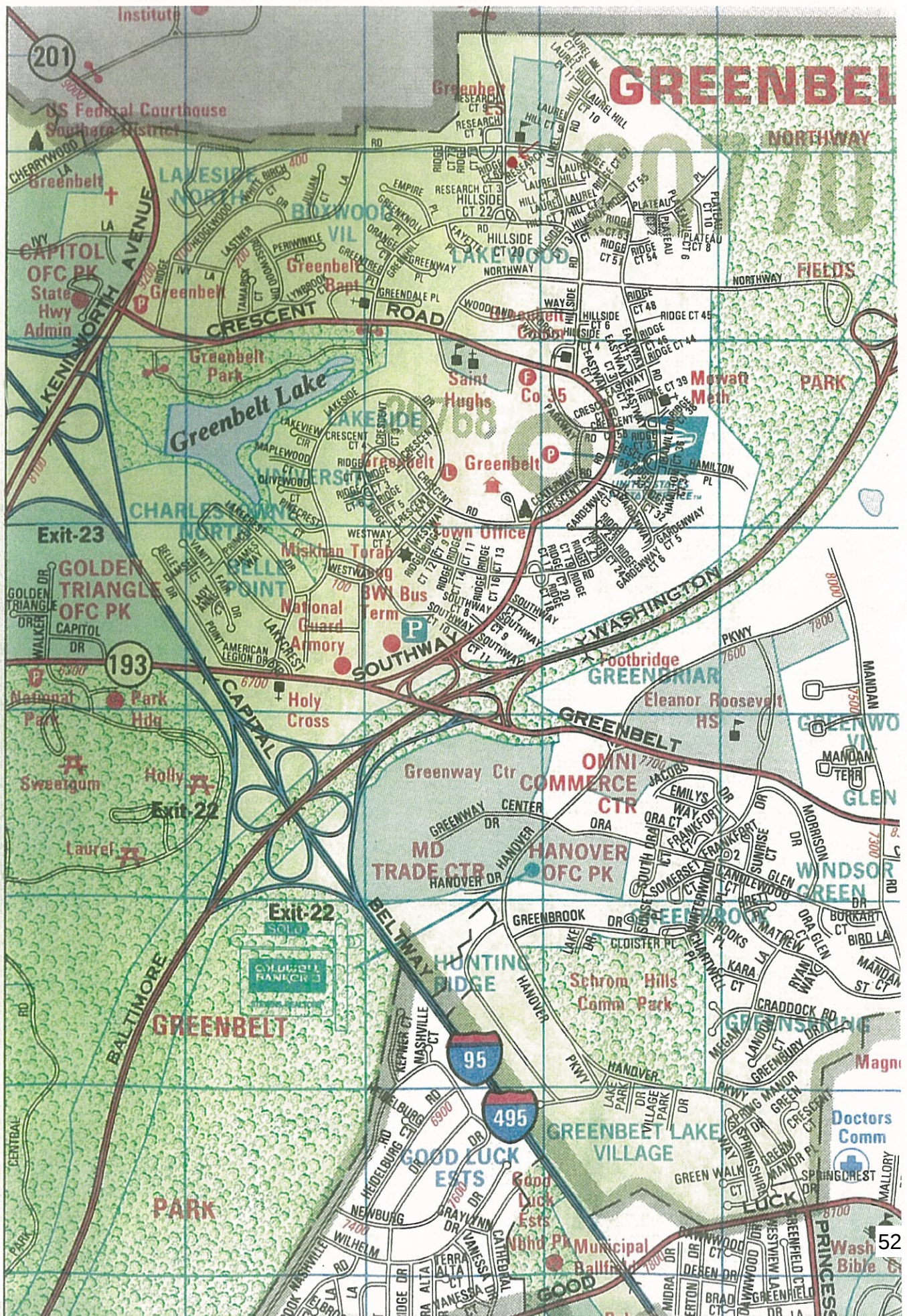
QUOTE
#133296

06/26/2018

City of Greenbelt: 2 Court Research Playground - Timbers & EWF

U.S. COMMUNITIES CONTRACT - TERMS & CONDITIONS:

- **LEAD AGENCY:** City of Charlotte, NC - RFP No. 269-2017-028, awarded 5/08/2017.
- **AWARDEE (VENDOR):** Playcore Wisconsin, Inc d/b/a GameTime
- **CONTRACT NUMBER:** 2017001134
- **TERM OF CONTRACT:** 7/01/17 to 7/01/22 (5 years).
- **PRICING:** Varies. Refer to Discount Schedule and Price Lists (Contract Exhibit A). USC Contract pricing is valid through December 31, 2017. Pricing is subject to change with lead agency approval and contract amendment. Request updated pricing when purchasing from quotes more than 30 days old.
- **VOLUME DISCOUNTS:** Large purchases are eligible for additional discounts as follows: 5% when the net US Communities discounted total for standard GameTime play structure components is \$50,000 to \$75,000; 10% when that total is \$75,000 to \$100,000 and 15% when that total exceeds \$100,000.
- **TERMS OF SALE:** For equipment & material purchases, Net 30 days from date of invoice for governmental agencies and those with approved credit. All others, full payment for equipment, taxes and freight up front. Balance for services & materials due upon completion or as otherwise negotiated upon credit application review. Pre-payment may be required for equipment orders totaling less than \$5,000. Payment by VISA, MasterCard, or AMEX is accepted. Checks should be made payable to Playcore Wisconsin, Inc. d/b/a GameTime unless otherwise directed.
- **CREDIT APPLICATION:** Required for all non-governmental agencies and those entities who have not purchased from GameTime within the previous twelve calendar months.
- **FINANCE CHARGE:** A 1.5% monthly finance charge (or maximum permitted by law) will be added to all invoices over 30 days past due.
- **CASH WITH ORDER DISCOUNT:** Orders for GameTime equipment paid in full at time of order via check or electronic funds transfer (EFT) are eligible for a 3% cash-with-order (CWO) discount.
- **ORDERS:** All orders shall be in writing by purchase order, signed quotation or similar documentation. Purchase orders must be made out to Playcore Wisconsin, Inc. d/b/a GameTime.
- **MINIMUM ORDER:** All purchases, \$500.00 with one exception for replacement parts.
- **FREIGHT CHARGES:** Shipments shall be F.O.B. destination. Freight charges prepaid and added separately.
- **SHIPMENT:** Standard Lead time is 4-6 weeks after receipt and acceptance of purchase order, credit application, color selections and approved drawings or submittals.
- **PACKAGING:** All goods shall be packaged in accordance with acceptable commercial practices and marked to preclude confusion during unloading and handling.
- **RECEIPT OF GOODS:** Customer shall coordinate, receive, unload, inspect and provide written acceptance of shipment. Any damage to packaging or equipment must be noted when signing delivery ticket. If damages are noted, receiver must submit a claim to Cunningham Recreation within 15 Days. Receiver is also responsible for taking inventory of the shipment and reporting any concealed damage or discrepancy in quantities received within 60 days of receipt.
- **RETURNS:** Returns are only available on shipments delivered within the last 60 days. A 25% (min.) restocking fee will be deducted from any credit due. Customer is responsible for all packaging & shipping charges. Credit is based on condition of items upon return. All returns must be in unused and merchantable condition. GameTime reserves the right to deduct costs associated with restoring returned goods to merchantable condition. Uprights & custom products cannot be returned.
- **TAXES:** Sales tax is shown as a separate line item when included. A copy of your tax exemption certificate must be submitted at time of order or taxes will be added to your invoice.



[illegible]

OWNER TO REMOVE AND DISPOSE OF EXISTING EQUIPMENT, BORDERS, AND SAFETY SURFACING.

AREA: 2,340 SQUARE FEET

NEW WOOD FIBER SAFETY
SURFACING @ 9" COMPACTED
DEPTH FOR 8' CRITICAL
HEIGHT

NEW 6" X 8" TREATED
TIMBER BORDERS

NEW 5' X 30' CONCRETE
ADA ACCESS WALK



A PLAYCORE COMPANY
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Enriching Childhood Through Play.
150 PlayCore Drive SE
Fort Payne, AL 35967
www.gametime.com

City of Greenbelt, MD
22 Court Research Play Area
Proposed Renovations (Option-1)
Representative
Steve Lienesch, Cunningham Rec

This play
equipment is
recommended
for children ages
5-12

Minimum Area Required:
36" x 65"

Scale: 3/16"=1'

This drawing can be
scaled only when in
an 11" x 17" format

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

Drawn By: BRW
Date: 6-26-2018
Drawing Name: 93469-01



City of Greenbelt
Department of Public Works
555 Crescent Road, Greenbelt, MD 20770

RESIDENT SURVEY

TO: Residents of Greenbelt – 11 and 13 Court Ridge
FROM: City of Greenbelt – Department of Public Works
SUBJ.: SURVEY OF RESIDENTS DESIRE FOR PATHWAY LIGHTING

Dear Greenbelt Resident,

A couple of years ago, there was a complaint about the lack of lighting along the pathway between 11 and 13 Court Ridge Road. This area in the past, has dealt with loitering and lighting issues. To address the loitering issue a bench was removed. The lighting issue is now currently being evaluated. In years past, residents have both been for and against the lighting of the pathway.

Please take a few moments and fill out what option you would like the City to implement.

_____ Install lighting along pathway. If selected please choose one of the following:

_____ Bollard lighting (3 or 4 feet tall)

_____ Street lamps (8 to 10 feet tall)

_____ Install street lights at Ridge Road facing park area and the end of park area facing Ridge Road

_____ Do nothing. Leave the area as is.

Additional Comments

The survey can be mailed or hand delivered to 25 Crescent Road, Greenbelt, MD 20770, Attention: Brian Kim. You can also scan/email this form to bkim@greenbeltmd.gov, or text picture to 240.603.5515. Feel free to email or call with questions or concerns.

RESIDENT NAME: _____

ADDRESS: _____

SIGNATURE: _____

September

2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6 Opening Day PM only (12pm til dark)	7
8	9 PM only	10 PM only	11 PM only	12 PM only	13 PM only	14
15	16 PM only	17 PM only	18 PM only	19 PM only	20 PM only	21
22	23 PM only	24 PM only	25 PM only	26 PM only	27 PM only	28
29	30 PM only					

October

2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 PM only	2 PM only	3 PM only	4 PM only	5
6	7 PM only	8 PM only	9 PM only	10 PM only	11 PM only	12
13	14	15 PM only	16 PM only	17 Early Muzz All day (gam til dark)	18 All day	19 All day
20	21 Muzz antlerless only PM only	22 PM only	23 PM only	24 PM only	25 PM only	26
27	28 PM only	29 PM only	30 PM only	31 PM only		

November

2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 PM only	2
3	4 PM only	5 PM only	6 PM only	7 PM only	8 PM only	9
10	11	12 PM only	13 PM only	14 PM only	15 PM only	16
17	18 PM only	19 PM only	20 PM only	21 PM only	22 PM only	23
24	25 PM only	26 PM only	27 PM only	28	29	30 Shotgun All day

December

2019

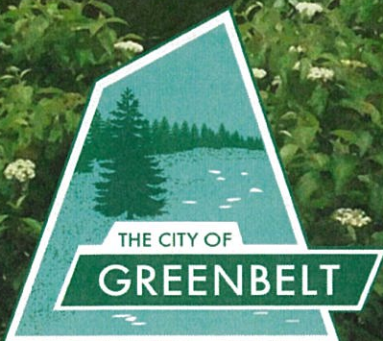
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	All day 2	All day 3	All day 4	All day 5	All day 6	All day 7
8	PM only 9	PM only 10	PM only 11	PM only 12	PM only 13	14
15	PM only 16	PM only 17	PM only 18	PM only 19	PM only 20	21
22	Muzzleloader PM only 23	24	25	PM only 26	PM only 27	28
29	PM only 30	31				

January

2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2 PM only	3 Pm only	4
5	6 PM only	7 PM only	8 PM only	9 PM only	10 Shotgun PM only	11
12	13 PM only	14 PM only	15 PM only	16 PM only	17 PM only	18
19	20	21 PM only	22 PM only	23 PM only	24 PM only	25
26	27 PM only	28 PM only	29 PM only	30 PM only	31 PM only	

Sustainable Land Care Policy



City of Greenbelt
July 2019

Introduction

Sustainable land care means planting what will do well in regional climates, conserving water, using organic sources of nutrients, minimizing the use of pesticides, building soil health, and minimizing the impacts of polluted runoff.

The Policy is intended to be a living document—one that is updatable and adaptable to a variety of factors including: climate change, introduction of invasive pests and plants, passage of new regulations, and shifting research patterns.

Geography:

The City has a total land area of 6.34 square miles, of which 6.28 square miles are land and 0.06 square miles are water. Staff manages 515 acres of parkland, a 709 acre National Historic District, and numerous outdoor recreation amenities. Greenbelt is located within three sub-watersheds that drain into the Anacostia and Potomac Rivers.

Organization:

The Policy applies to all City-owned property, except for specific areas that are governed by code under an alternative policy. For example, the Forest Preserve Management and Maintenance Guidelines, adopted by City Council in 2007, is the policy that governs the Greenbelt Forest Preserve pursuant to Chapter 12, Articles 8 and 9 of the Greenbelt City Code¹.

The Policy applies to all Staff working within the City, including Public Works employees and contractors. The Policy will be implemented by trained, certified, and licensed Staff whose actions are regulated by the State of Maryland and the Environmental Protection Agency. Staff will have access to education resources that promote sustainable landscaping practices.

Areas of Consideration:

The Policy describes sustainable approaches for the following areas of consideration:

1. Site Analysis & Design
2. Plant Care
3. Athletic Turf
4. Watering
5. Trees
6. Invasive Species
7. Composting & Mulching²

Site Analysis & Design

The secret to successful landscape design and maintenance is through proper planning.

Site Analysis & Design:

The goal of Site Analysis & Design is to gather data and record observations about a landscape site. This information is utilized to develop landscapes that are sustainable and require minimal care. A Site Analysis & Design includes the following considerations:

1. Soil
2. Plant Species
3. Wildlife
4. Water
5. Sunlight
6. Access

Soil:

One of the first steps toward establishing a healthy landscape is an analysis of the soil structure and nutrient composition. Since Greenbelt's soil has been significantly altered—due to years of construction, agricultural practices, and other human activities—it's important to conduct thorough soil testing on a regular basis.

The City will adhere to the following methods in order to best maintain soil:

1. Soil testing of landscapes and athletic fields conducted in accordance with ASTM Standard D5435 – 13, *Standard Test Method for Diagnostic Soil Test for Plant Growth and Food Chain Protection*.³
2. Proposed soil, sediment and erosion alterations will be in compliance with mandatory requirements of Maryland Department of the Environment's *Standards and Specifications for Soil Erosion and Sediment Control*.⁴

Plant Species:

Plants that are properly matched with their surrounding environment have positive effects on the local ecosystem. Determining the “right plant for the right place” can reduce maintenance needs, simplify watering routines, and attract a diversity of wildlife.⁵

The City will employ the following principles when analyzing plant placement:

1. Preference given to native, non-invasive plants for restoration of natural areas—which have adapted to the conditions of the region, require less maintenance, and provide a deep root structure for capture of rain water runoff.
2. Utilize plants with proven pest and disease resistance for landscape and street trees.
3. Select plants that are tolerant to environmental pressures and conditions.
4. Select a diversity of plants—monocultures are prone to disease and insect infestation.
5. Preference to purchase plants from local nurseries that sustainably grow plant stock.

Wildlife:

Greenbelt is home to a diversity of wildlife. By mimicking natural ecosystems, local landscapes can provide shelter, nesting sites, food, and water sources for an abundance of species.⁶

Greenbelt Staff will utilize the following principles to attract and retain wildlife:

1. Develop diverse landscapes—different wildlife species have varying needs for survival. The more vibrant the landscape, the more wildlife it can expect to attract.
2. Design around existing trees or other significant vegetation—by linking plant areas together, a "habitat corridor" is created for wildlife to travel to and from natural areas.

Additional Considerations:

A Site Analysis & Design can include a variety of professional recommendations. Greenbelt Staff will also consider, but not be limited to, the following directives:

1. Strive to reduce the amount of impermeable surfaces throughout the City—by choosing permeable surfacing options during design phases that promote improved storm water runoff quality.
2. Evaluate parking islands, and other similar areas near paved surfaces for conversion to storm water management entities—such as rain gardens.
3. Prohibit vehicle use in turf areas and tree protection zones—unless approved by the Public Works Department.



Plant Care

Sustainable plant care meets the needs of the present without compromising the needs of the future.

Plant Care:

All vegetation needs nutrients in order to thrive. Most plants can obtain these minerals through the soil and atmosphere, depending upon their location, age, and species. On occasion, it may be prudent, or even required, to consider additional land management practices.

Fertilizers:

Fertilizers are materials of natural or synthetic origin that supply essential nutrients to plants.⁷ Due to potential impact on the environment—including runoff into local waterways and buildup of excessive soil nutrient levels—the use of fertilizers is often not recommended.

With proper care of plants and soil, most landscapes can survive without additional inputs. However, if nutrients are missing from the soil, the growth rate of plants will be limited. The City will consider fertilizers in the following instances:

1. When establishing new plant beds and areas where the soil is nutrient deficient.
2. To invigorate growth of trees in decline, as determined by a Licensed Arborist.

Fertilizers will be employed only after a soil test has been conducted, and results indicate a lack of nutrients to sustain plant life.⁸ Maryland Nutrient Management regulations require soil testing prior to fertilizer application so the types and amounts are specific to correct deficiencies. With the proper management of soil, the use of fertilizers may be reduced or even eliminated in some circumstances. It is important to note that utilizing sources of nutrients that are renewable resources such as blended organic fertilizer is a viable means of supplying necessary plant nutrients.⁹

The City will observe guidelines established under the *Maryland Nutrient Management Law*¹⁰, including:

1. Staff that use fertilizer must be certified by the Maryland Department of Agriculture or work under direct supervision of certified persons.
2. No fertilizer applications within 15 feet of waterways or as specified by State Law.
3. Do not apply fertilizer between November 15 and March 1.

Pesticides:

Pesticides—which include insecticides, herbicides, and fungicides—are substances intended to prevent, destroy, repel, or mitigate pests.¹¹ By their very nature, pesticides can harm the environment because they are designed to adversely impact living organisms.

The City recognizes that pesticides are valuable tools in protecting both human and environmental health. However, emerging research has linked a higher risk of adverse health effects to pesticide applicators. These risks can be mitigated by proper training, education, and the wearing of personal protection equipment (PPE).

By completing a Site Analysis & Design, many pest problems can be reduced. The following preventive measures will be implemented to diminish potential pest impacts:

1. Selection of plant species that are proven to be pest resistant.
2. Regular monitoring of landscapes to determine pest threats.
3. Conduct soil testing as needed to maintain healthy soil and disrupt pest population.
4. Inspect all new plant material orders to ensure they are insect and disease-free.

Integrated Pest Management (IPM) and Organic Pest Management (OPM) are two related valuable tools to assist the City in Pest Management.

Organic Pest Management	Integrated Pest Management
1) Preventing plant and pest problems.	1) Preventing plant and pest problems.
2) Identifying pests, beneficials and their ecology.	2) Identifying pests, beneficials and their ecology.
3) Regular monitoring of plants, pests, beneficials and practices that affect them.	3) Regular monitoring of plants, pests, beneficials and practices that affect them.
4) Taking action once pest exceeds threshold if necessary using an integrated approach utilizing physical, mechanical, cultural, and biological controls.	4) Taking action once pest exceeds threshold if necessary using an integrated approach utilizing physical, mechanical, cultural, biological, and (as a last resort) the least toxic, most environmentally-friendly <u>chemical</u> controls.
5) Evaluating action, recordkeeping, continuing to monitor, and assessing the effect of pest management.	5) Evaluating action, recordkeeping, continuing to monitor, and assessing the effect of pest management.

The City will maintain City-owned property through OPM and IPM practices. The City will follow OPM protocol until chemical controls are necessary. If chemical controls are necessary, only the most environmentally friendly pesticides will be used on City property. This rule applies to all maintenance done by City employees and to all City contracts.

These measures below are part of IPM a strategy that manages pest damage by the most economical means and least possible hazard to the environment.¹² IPM uses several compatible techniques to achieve safe, long-term pest management:

1. *Cultural Controls* - Practices that reduce pest establishment, reproduction, and survival - healthy soil, proper watering, and sanitation.
2. *Biological Controls* - The use of natural enemies - predators, parasites, pathogens, and competitors - to control pest damage.
3. *Mechanical Controls* - Use of barriers to exclude pests and create unsuitable living conditions.
4. *Chemical Controls* - Use of pesticides, as a last resort, in combination with other approaches.

There are effective alternatives to the use of pesticides for most landscaping applications. As previously noted, NOFA has developed a standards-based approach to organic landscape maintenance that avoids the use of pesticides, while promoting a healthy landscape. When pesticides are considered, elements of the *NOFA Standards for Organic Land Care: Practices for Design and Maintenance of Ecological Landscapes* may be utilized.¹³ These proactive strategies aim to further enhance biodiversity, biological cycles, and soil biological activity; and include:

1. Minimizing known or suspected effects on human health and the environment
2. Minimizing persistence in the environment of the applied material
3. Maximizing material effectiveness to keep the amount and number of applications to a minimum.
4. Use naturally occurring materials where possible.

In some cases, Maryland Department of Agriculture (MDA) or other Government entities mandate the use of pesticides. Recent outbreaks of gypsy moth and emerald ash borer have resulted in a Federal Quarantine managed with a combination of insecticides.¹⁴

Unless mandated, Greenbelt will only apply pesticides as a last-resort control mechanism. The following guidelines will be employed:

1. Staff must be certified/licensed to use pesticides - or work under direct supervision of certified persons - according to Maryland's Pesticide Applicator's Law.¹⁵
2. Staff will abide by the EPA's list of banned chemicals.
3. Staff will wear proper PPE for the pesticide being applied.
4. No Pesticide use for aesthetic purposes unless action thresholds for plant health are met or exceeded as determined by a certified/licensed Pesticide applicator.¹⁶
5. Evaluation of current and future weather conditions to prevent drift.
6. Exceeding label rate of application is a violation of Federal Law.
7. Do not use within 15 feet of waterways¹⁷; except for control of aquatic invasives where Staff will have an aquatic treatment license.
8. Disposal of infected plants must be conducted in accordance with Maryland Department of Agriculture standards.
9. Most environmentally friendly products will be used first.
10. Whenever possible use natural occurring materials—with exception to instances involving threats to plant and public health, as well as public safety.

Public Notification:

Notification will be given on the appropriate City website and signs will be posted adjacent to application areas and remain posted for at least 48 hours after application of the pesticide.

Notice on signs will include:

1. The company name (City of Greenbelt or vendor).
2. Phone number to contact in case of questions.
3. Date of application.
4. Common name of the pesticide used.

Other Considerations:

In addition to following mandatory guidelines set forth by the MDA regarding pesticide use, Greenbelt Staff have consulted the United States Environmental Protection Agency's list of *Banned or Severely Restricted Pesticides*¹⁸, the City of Takoma Park's *Safe Grow Act of 2013*¹⁹, and the Northeast Organic Farming Association's *Standards for Organic Land Care, Practices for Design and Maintenance of Ecological Landscapes*²⁰.

Athletic Turf

Managing athletic fields goes beyond cost and includes safety issues and uniform playing conditions.

Athletic Turf:

Athletic and utility-type turfs comprise a significant portion of the landscape in Greenbelt. These areas are key resources to the community as they contribute to open space, provide recreation opportunities, and add value to nearby properties.

Athletic turf requires a unique and deliberate maintenance plan, as it must adhere to safety standards of various sports programs. Greenbelt Staff will implement best management practices provided in the *Maryland Professional Lawn Care Manual*, including:

1. Establish mowing height of 2.5" to 3" to increase turf density.
2. Aerate and overseed fields in Spring and Fall to promote seed germination.

Due to heavy use, athletic turf can lack density and exhibit bare spots which allow weeds to germinate. Invasive species and broadleaf weeds pose significant safety challenges for athletes by eliminating a uniform playing surface. In order to maximize safety for users, Greenbelt staff will administer an Integrated Pest Management (IPM) strategy including:

1. Conduct soil testing as needed to determine turf health.
2. Based on soil results, administer application of blended organic fertilizer or pH products to promote turf growth.
3. Based on field assessment, administer applications of synthetic fertilizer only when the safety of playing field has been compromised.

Turf care is an emerging field of research. The University of Maryland established a Turfgrass Management Program and other scholars are conducting long range studies²¹ on sports turf resilience. As laws, trends, and new research evolve, the City will adapt its management strategies to meet community needs.

Watering

Water is a finite resource that must be protected and preserved.

Watering:

Maintaining a beautiful landscape often requires supplemental watering. Since many plants cannot sustain periods of dry weather, it is important to establish a conservation plan that considers amount, frequency, and flow of watering practices.

The use of water as a supplemental resource for plant health will be considered in the following situations:

1. To establish new plantings.
2. To care for annual plantings.

Applications of water will adhere to the following directives:

1. Drip irrigation systems are the preferred use to water annual plantings.
2. New perennials and trees will receive supplemental watering for Season 1, and will be evaluated for watering needs in Season 2.
3. Overhead watering systems are only acceptable when large areas of plants and trees show signs of drought stress. This practice should only be conducted on a short-term basis every 2 weeks until sufficient rainfall or water restrictions are imposed by the State of Maryland.

Runoff:

When rain hits hard surfaces like streets and sidewalks, it channels into storm drains and nearby water sources. This water eventually ends up in the Chesapeake Bay and brings with it debris, chemicals, and other pollutants.

Reducing storm water runoff improves water quality by preventing pollutants from reaching waterways and taking stress off of drainage systems. Considerations for handling runoff in Greenbelt include:

1. Conduct quarterly water sampling as required by the *Maryland Department of Environment's Municipal Separate Storm Sewer System (MS4) Permits*.
2. The use of rain barrels and cisterns that can supply water for annual planting needs.
3. Construction of rain gardens and riparian buffers to filter storm water runoff.
4. When it improves runoff, choosing pervious surfaces—which allow the movement of storm water through the surface—for new Capital Projects.²²

Trees

Trees are a valuable asset to community landscapes that must be functional, visually pleasing, environmentally friendly, and maintainable.

Trees:

More than 2468 acres, or 62%, of Greenbelt are covered by tree canopy, while an estimated 23% of the City can support additional trees.²³ Urban tree canopy (UTC) provides many benefits—improved water quality, reduced air pollution, enhanced property value, wildlife habitat, control of “heat island effect,” and aesthetic benefits.

The City is developing plans to increase canopy coverage and improve maintenance systems of Greenbelt’s trees. In 2013, the City conducted a *Street Tree Inventory* that used GIS software to map and retrieve data about right-of-way street trees.²⁴ The City will develop a *Tree Master Plan* to ensure a safe, attractive, and sustainable tree canopy.



The following guidelines will be implemented to protect and enhance tree canopy:

1. All City trees will be regularly monitored and inspected by the City Arborist for symptoms of stress, disease, pests, and physical damage.
2. The *Street Tree Inventory* will be updated to reflect new plantings, hazard trees, and tree removals.
3. No tree will be removed or pruned without permission of the City’s Certified Arborist.
4. Street trees posing hazard to public safety will be pruned or removed as needed.
5. New trees will be planted in accordance with
 - a. *Prince George’s County Landscape Manual*.²⁵
 - b. Greenbelt Advisory Committee on Trees’ *Recommended Trees for Use Under Power Lines and Recommended Tree Species Appropriate for Greenbelt Parks*.²⁶
 - c. City of Greenbelt’s *Tree Master Plan*.
6. Tree protection zones will be established around new plantings and large established tree areas that require protection from foot and vehicle traffic.

Invasive Plant Species

Invasive plants impede recreational activities and have enormous effects on labor costs and the environment.

Invasive Species:

Invasive species are one of the leading causes of environmental degradation and loss of biological diversity worldwide. As global travel has introduced species to new areas, these non-native plants can be invasive and often alter natural habitats with disastrous consequences on the environment.

Taking action against invasive plants involves significant consideration of available tools and techniques, as well as site conditions and impact on the environment. The goal of invasive management should be to restore the landscape with minimal impact to people, non-target plants, wildlife, and the environment.

The City will control invasive plants utilizing the following directives:

1. Preference given to native plants when establishing new plant beds.
2. Positive identification of invasives listed in the *Plant Invaders of Mid-Atlantic Natural Areas* before treatment is administered.²⁷
3. Mechanical removal of invasive plants is the preferred method of control. When it is not feasible due to cost or labor availability, targeted applications of approved herbicides can be used in accordance with Maryland's *Pesticide Applicator's Law*.
4. Maintain membership and active participation in *Maryland Invasive Species Council*.²⁸

Areas of land that should be prioritized to receive treatment for invasive species include:

1. Tracts of land which are being reforested.
2. Sites where an invasive species appears which was not previously present in Greenbelt.
3. Edges of tracts where invasive species are established or sites that were recently disturbed.
4. Parks and other natural areas with high public visibility and usage.
5. High value wildlife habitats.

Composting & Mulching

Composting and mulching is the single most important action that sustainable gardeners do to create low-maintenance, healthy gardens.

Composting:

Compost is organic matter that has been decomposed and recycled as a fertilizer or soil amendment. Interest in composting programs has grown recently as landfill space decreases. Each American produces on average 2.37 pounds of compostable and recyclable material daily.²⁹

Composting keeps excess materials out of landfills, which reduces the amount of methane released into the atmosphere. Some additional benefits of a composting program include:

1. Enriches soil, helping retain moisture and suppressing plant diseases and pests.
2. Reduces the need for fertilizers.
3. Provides cost savings over conventional soils
4. Community engagement in "green" initiatives
5. CO₂ sequestration and methane reduction

The City encourages composting at all scales and supports the following efforts:

1. *Backyard Composting* – Citizens establish compost piles by purchasing compost bin or building an enclosure.
2. *Community Composting* – City partners with community groups to establish compost bins and to help with composting programs. Public Works maintains community compost area where employees contribute lunch scraps.

When applicable, the City will use compostable materials from community composting programs to enhance soils and encourage new plant growth.

Mulching:

The use of mulches in landscape provides several benefits to plants and trees. Mulch can retain 21% more moisture in landscape beds and also keep soil temperature 10° cooler. In addition, mulch can suppress weeds and provide a habitat for soil organisms.

The City recognizes the benefits of mulching and will employ the following directives:

1. Mulch should be used around the base of new plants, shrubs, and trees where applicable.
2. Layering organic mulches (compost, leaves) is suggested in conjunction with wood chips and shredded hardwood.
3. Mulch layers should comply with Prince Georges' County planting standards.³⁰
4. Mulch should be raked, re-spread, or removed on an annual basis.



Conclusion

Sustainability is not an exercise in sacrifice today, but represents an opportunity of choice and prosperity for both today and tomorrow.

The *Sustainable Land Care Policy* is the culmination of planning and collaboration between the City, multiple citizen advisory groups, and external partners. The Policy is designed to create attractive landscapes that are in balance with the local environment and require minimal resource inputs. Sustainable land care is “functional, cost-efficient, visually pleasing, environmentally friendly and maintainable.”³¹

Sustainable land care is not a new concept. Environmental awareness movements of the 1960s spawned a host of landscape design firms with a focus of “green” and “eco-friendly” practices.³² Greenbelt has always been at the forefront of environmental sustainability—it was founded as one of three “green” towns planned in 1935 under the United States Resettlement Administration (along with Greendale, Wisconsin and Greenhills, Ohio).³³

Greenbelt is fortunate to benefit from State leadership, as Maryland is pioneering efforts to achieve sustainability. As the Department of Natural Resources has stated, “a sustainable future is one in which our children have options, are able to meet their needs, and enjoy prosperity. What we do or fail to do today will affect the ability of our children to make a sustainable future for their children.”³⁴

The City of Greenbelt is committed to doing its part to realize these opportunities. The *Sustainable Land Care Policy* is the roadmap to achieving a sustainable future. As a living and updatable document, the City looks forward to reviewing the directives contained within on an as needed basis.

References and Footnotes

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- ¹⁶ Action thresholds refer to the determined number of pests or level of pest damage required before action is necessary, as defined by the USDA National Institute of Food & Culture, Cooperative Extension System.
- ¹⁷ THE MAP REFERENCE FOR THE WATERWAYS OF GREENBELT GOES HERE!
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- ²² "Permeable Paving," Wikipedia, https://en.wikipedia.org/wiki/Permeable_paving, 9/29/2015.
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