



CITY COUNCIL AGENDA

**Municipal Building
Monday, March 11, 2019
8:00 PM**

I. ORGANIZATION

1. Call to Order
2. Roll Call
3. Meditation and Pledge of Allegiance to the Flag
4. Consent Agenda - Approval of Staff Recommendations
Suggested Action: (Items on the Consent Agenda [marked by *] will be approved as recommended by staff, subject to removal from the Consent Agenda by Council.)
5. Approval of Agenda and Additions

II. COMMUNICATIONS

6. Presentations
- 6a. National Women's History Month Proclamation
Suggested Action: March is National Women's History Month, this year's theme is "Visionary Women: Champions of Peace & Nonviolence." Mary Lou Williamson and Sandra Lange will attend the meeting to receive the proclamation, in recognition of all the women who have made history in the City of Greenbelt.
[Women's History Month proc.pdf](#)
7. Petitions and Requests
Suggested Action: (Petitions received at the meeting will not be acted upon by the City Council at this meeting unless Council waives its Standing Rules.)
8. Minutes of Council Meetings

8a. Statement for the Record

Suggested Action:

Executive Session of March 6, 2019: The following motion is needed:

In accordance with the General Provisions Article, Section 3-306(c)(2) of the Annotated Code of Public General Laws of Maryland, I move that the minutes of tonight's meeting reflect that Council met in executive session on Wednesday, March 6, 2019, at 8:02 p.m. in the Library of the Municipal Building. Council held this closed meeting in accordance with the General Provisions Article, §3-305(b)(1) of the Annotated Code of Public General Laws of Maryland, to discuss the City Manager performance evaluation.

Vote to close session:

	Yes	No	Abstain	Absent
Ms. Davis	X			
Mr. Byrd	X			
Ms. Mach	X			
Ms. Pope	X			
Mr. Putens				X
Mr. Roberts				X
Mayor Jordan	X			

Council took no actions during this session.

9. Administrative Reports

10. * Committee Reports

10a. * Advisory Committee on Trees (ACT) Report #2019-1 (Sustainable Land Care Policy)

Suggested Action: It is recommended Council accept this report.

[ACT_Report_2019_1.pdf](#)

III. LEGISLATION

11. A Resolution to Negotiate the Purchase and Installation of HVAC Equipment at the Greenbelt Theater
- 1st Reading

Suggested Action:

Reference:

Resolution

Request for Proposals, Old Greenbelt Theatre Mechanical Renovation dated December 2018
Memorandum, J. Sterling, 03/03/2019

Proposal meeting sign-in sheet

In 2015, a major renovation of the Greenbelt Theater was completed which excluded the replacement of the HVAC system for the auditorium. In fiscal year 2018 (FY18) funds were

allocated for the design of the HVAC of the auditorium and in this fiscal year monies were allocated to start the Greenbelt Theater HVAC and Roof Replacement Project.

The HVAC equipment at the Greenbelt Theater is past its life expectancy and in need of replacement. Mendoza, Ribas, Farinas and Associates (MRFA) has prepared bid documents which include detailed drawings and specifications for the equipment replacement. Extensive research and design has gone into replacing the HVAC equipment with regards to energy efficiency, code compliance and sound attenuation.

A Request for Proposal (RFP) dated December 2018, was created and issued in January of 2019. In the RFP a mandatory pre-proposal meeting was required and scheduled for January 24, 2019. Five contractors attended the mandatory meeting. The meeting provided an opportunity for contractors to review building conditions, examine the scope of work, and to ask questions. The Mechanical Engineer and City Staff were in attendance as well. Attached are the sign-in sheet and the RFP that was issued for the project. Only three out of the five contractors who attended the pre-proposal meeting submitted proposals.

The new equipment will be two (2) packaged 12.5 ton roof top units (RTU's). All the equipment that is used to heat and cool the auditorium will be contained in these two units and they will be on the roof. The Maryland Historic Trust has approved the conceptual design and appearance. The HVAC project will be done concurrently with the roof replacement project, projection screen replacement and seat replacement and is anticipated that the Theater will be closed for 120 days.

Three responses were received to the RFP ranging from a low bid of \$366,098 to a high bid of \$512,286. The two lowest contractors were contacted; both Densel Company (\$366,098) and Adrian L. Merton Inc. (\$394,206) were asked to provide best and final offers. The best and final offers confirmed pricing, product availability, and project milestone completion. Both companies met all the requirements of the RFP and received positive recommendations from previous clients.

Included in Council's packet is a memorandum from James Sterling, Director of Public Works, detailing the RFP, the scope of the work and the proposal review process. Staff is recommending the Theater HVAC project be awarded to Densel Company at a price of \$366,098.

It is recommended this resolution be introduced for first reading.

[Resolution_Theater_HVAC.pdf](#)

[Memorandum, J. Sterling, 03/03/2019](#)

[Old_Greenbelt_Theater_Mechanical_Renovation_RFP.pdf](#)

[Pre-proposal meeting sign-in sheet.pdf](#)

IV. OTHER BUSINESS

12. Policy on Local Hiring in Landscaping Contracts - PGCMA Proposed Resolution

Suggested Action:

Reference: PGCMA Proposed Resolution 2018-01

Councilmember Byrd requested that this item be included on the agenda this evening.

Councilmember Byrd's proposed motion would be to have an amendment to Section 2-38 of the City Code drafted that would require at least 20% of the work hours for landscaping contracts to go to Greenbelt residents.

At the February 25 meeting, Ms. Davis requested that Council discuss the PGCMA proposed resolution in conjunction with this item.

[PGCMA Resolution 2018-01.pdf](#)

13. Beltway Plaza Conceptual Site Plan – Response from M-NCPPC Technical Staff

Suggested Action:

Reference:

Memorandum and Revised Conditions Table, M. Porter

Revised Conditions

M-NCPPC Technical Staff Report

Letter from Greenbelt Development Corporation

Beltway Plaza Redevelopment Phasing Plan

City Council voted on February 11, 2019 to support with conditions the Conceptual Site Plan for the redevelopment of Beltway Plaza. A letter was then sent to the Prince George's County Planning Board with the conditions as adopted by Council. Since that time the County's technical staff report has been released which recommends approval with conditions of the subject Conceptual Site Plan. The City's conditions for support were not included in the staff report.

City staff was notified that the Prince George's County Planning Department will no longer include conditions in a technical staff report that address issues that will be considered at a future stage of development (i.e., Preliminary Plan of Subdivision or Detailed Site Plan).

City planning staff met with the County's technical staff to discuss the concern about the conditions not being included in the technical staff report, particularly those conditions pertaining to phasing and housing number and type. The technical staff agreed to amend the staff report to address these concerns in the findings section of the report.

The applicant submitted responses to the City Council's Conditions of Support on March 4, 2019, and staff met with them on March 6, 2019 to review their comments. Revised conditions are included in Council's packet. The applicant has agreed to the revised conditions, and has agreed to execute a private binding agreement that will ensure that any future development is required to meet the City's conditions. With City Council's approval, the City solicitor will work with the Applicant on the drafting and execution of said agreement.

Staff believes that the redevelopment of BWP offers a great opportunity for Greenbelt West and the City of Greenbelt, and believes the revised conditions with the Applicant's agreement to execute a binding agreement, provides a strong framework for supporting the high quality mixed use redevelopment of Beltway Plaza that envisioned by the Sector Plan and further reinforced by the ULI-TAP study.

[Memorandum and Revised Conditions Table, M. Porter.pdf](#)

[Revised Conditions.pdf](#)
[M-NCPPC Technical Staff Report.pdf](#)
[Letter from Greenbelt Development Corporation.pdf](#)
[Beltway Plaza Redevelopment Phasing Plan.pdf](#)

14. Award of Bid – Outdoor Pool White Coat

Suggested Action:

Reference:

White Coat Contract Award Memo
Outdoor Pool Whitecoat Bid Documents
Bid Proposal Forms

The white coat is the “plaster” like material on the exposed surface of a pool and typically lasts 8 to 10 years. The white coat of the outdoor pool at the Aquatic and Fitness Center (AFC) was last replaced in 2011. The white coat of the outdoor pool at the AFC is showing signs of wear and needs to be replaced. In FY 2019 the City budgeted \$54,600 in the Capital Projects Fund to replace the outdoor pool white coat and to resurface the zero depth / beach entrance.

A bid solicitation for the work was published and advertised in the Greenbelt News Review, the E-Maryland Marketplace website and the City website in January of 2019 with a bid opening on February 26, 2019. The City received four (4) bids for the project (2019-1).

Staff contacted the references provided by bidding firms and all received positive references. The lowest bid was provided by Wilcoxon Construction, Inc. (WCI). In the past, the City has used WCI many times for white coat work at both the indoor and the outdoor pool and we have been very satisfied with their workmanship, professionalism and customer service. The City desires the work be completed by May 10, 2019 to allow for inspection and approval of the work prior to opening the outdoor pool Memorial Day Weekend 2019.

Re-plastering a pool is a very specialized type of work requiring unique skills and expertise. Wilcoxon Construction Inc. (WCI) is known to provide high quality work based on references received and experiences the City has had with the firm. Additionally, WCI was the lowest bidder on this project. The WCI bid exceeds the amount budgeted by \$3,345, however the fund balance in Capital Projects is sufficient to cover the additional cost.

Staff recommends awarding the Outdoor Pool White Coat (2019-1) contract to Wilcoxon Construction Inc. located at 15120-A Southlawn Lane, Rockville, Maryland 20850 in the amount of \$57,945.

Council approval is sought.

[White Coat contract award memo 2019.pdf](#)
[Outdoor Pool Whitecoat Bid Documents \(2\).pdf](#)
[Bid Proposal Forms.pdf](#)

15. State Legislation

Suggested Action:

Reference:

SB 478/HB 1317
HB 560
HB 900
Letter, Steve Skolnik, 2/28/19
HB 444
HB 905
HB 884/SB 533

SB 478/HB 1317 – Property Tax - Vehicles Values as Stock in Business - Alteration of Tax Credit

Under current law, vehicles that are part of a car dealership's inventory receive a 50% tax credit. This legislation would increase the personal property tax credit for vehicles to 100%. It also grants this credit retroactively to July 1, 2016.

If passed, this legislation would require the City to refund an estimated \$285,000 for FY 2017-FY 2019 and City would lose approximately \$95,000/year in future revenue. The MML Legislative Committee voted to oppose these bills.

It is recommended Council oppose SB 478/HB 1317.

HB 560 – State Highway Administration - Traffic Calming Devices

This bill would establish statewide standards for traffic calming devices. Delegate is the primary sponsor and she referenced this bill at the Legislative Dinner.

It is recommended Council support HB 560.

HB 900 – Cooperative Housing Corporations, Condominiums and Homeowner Associations - Reserve Studies

This bill would add language to State law regarding reserve studies. Greenbelt Homes Inc. has expressed general opposition to HB 900. In their letter GHI indicates their strong support of the reserves concept, but believes the bill contains flawed provisions.

It is recommended Council oppose HB 900.

HB 444 – SHA - Mowing Maintenance and Litter Removal

This bill applies only in Prince George's County regarding mowing, maintenance and litter removal on state highways. It would require the State Highway Administration (SHA) to meet quarterly with the County Executive County; provide a monthly schedule of planned activities and provide an annual report of the prior year's activities.

It is recommended Council support HB 444.

HB 905 – Low Voltage Electricians, Continuing Education and Penalties

This bill would establish a low voltage electrician license and education requirements for these electricians. The Friends of New Deal Café Arts believes this new requirement would increase the cost of holding festivals and has request the City oppose this bill.

Council direction is sought.

HB 884/SB 533 – Sales and Use Tax - Limited Residential Lodging

This legislation would impose sales tax on residential lodging transactions facilitated by online platforms such as Airbnb, VRBO, HomeAway and others. The MML Legislative Committee voted to support this legislation with an amendment to allow localities to collect hotel/motel tax.

It is recommended Council support HB 884/SB 533 with the requested amendment.

[SB 478.pdf](#)

[HB 560.pdf](#)

[HB 900.pdf](#)

[Letter re HB900 \(Delegate Gaines\).pdf](#)

[HB 444.pdf](#)

[HB 905.pdf](#)

[HB 884.pdf](#)

16. Lakecrest Drive Trees

Suggested Action: Mr. Byrd requested that this item be included on the agenda.

*17. * Appointments to Advisory Groups

Suggested Action:

Reference: Applications

Council interviewed Gordon Gainer on August 20, 2018, for appointment to the Advisory Committee on Education and April Ashpes on October 15, 2018, for appointment to the Senior Citizens Advisory Committee.

Approval of this item on the consent agenda will indicate Council's intent to appoint Dr. Gainer to ACE and Ms. Ashpes to SCAC.

*18. * Reappointments to Advisory Groups

Suggested Action:

Reference: Reappointment Surveys

The following individuals have indicated their willingness to continue to serve on City Advisory

Boards and Committees:

Steve Skolnik- Board of Appeals
Sherry Burks - Community Relations Advisory Board
Richard Marcus - Employee Relations Board
Michael Hartman - Greenbelt Advisory Committee on Environmental Sustainability

Approval of this item on the consent agenda will indicate Council's intent to appoint them to new terms.

19. Council Activities

20. Council Reports

21. Request for Celebratory Letters

Suggested Action: Ms. Davis requested that this item be included on the agenda,

22. Motion to Reconsider

Suggested Action:

The following motion was adopted at the February 25 meeting:

Ms. Davis moved that Police service weapons no longer useable must be destroyed unless those weapons can be sent to an entity that will safely and securely provide those weapons to law enforcement or military agencies and that this policy is established in the general orders. Ms. Mach seconded. The motion passed 5 to 1 (Roberts)

Council's standing rules provide the following (in italics) regarding Reconsideration

Reconsideration

After the decision on any question, any member who voted with the prevailing side may move a reconsideration of any action at the same or the next meeting. A motion to reconsider shall require the approval of at least four members of Council. After a motion for reconsideration has once been acted on, no other motion for reconsideration thereof shall be made without unanimous consent of all members of Council.

In order to Reconsider the February 25 motion, the following procedural steps would be necessary:

1. Reconsideration of the motion must be added to tonight's agenda.
2. When Council gets to this item on the agenda, one of the 5 members who voted in the affirmative must move for reconsideration. The motion requires a second and then at least 4 Council members must vote in favor of reconsideration.
3. It is the City's Solicitor's opinion that you cannot vote on the motion for reconsideration. Only the 6 members present at the last meeting can participate in the vote on the motion to reconsider.
4. If the motion to reconsider is adopted, then the February 25 motion listed above is back before Council. At this point you could participate in any further discussion on this motion and

vote on it.

23. Capital Improvements at Springhill Lake Elementary

Suggested Action:

The motion would be to send a letter to the county executive about Springhill Lake Elementary requesting that our concerns about its facilities' conditions be addressed in the short-term through the upcoming county budget and that those issues, along with the issue of overcrowding, be addressed in the long-term by making a brand new building for Springhill Lake Elementary one of her very top county priorities.

V. MEETINGS

Meetings

Suggested Action:

Reference: Meetings Calendar

2019 Meeting Schedule: At the regular meeting on February 25, Council reviewed its 2019 meeting schedule. The following changes to the 2019 meeting calendar were suggested:

- No Work Session on Monday, April 22nd (Easter Monday and Passover)
- Reschedule Monday, June 10th and Monday, June 24th Regular Meetings to Monday, June 3rd and Monday, June 17th (Budget Adoption Prior to June 10th and Maryland Municipal League Conference June 23rd – 26th)
- No Work Session on Wednesday, October 9th (Yom Kippur)

A motion is required to approve this schedule change.

[meetings.pdf](#)

Stakeholders

Suggested Action:

Reference: Stakeholders Schedule Chart

[Stakeholder Schedule.pdf](#)

City Council Agenda Item Report

Meeting Date: March 11, 2019

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: Presentations

Agenda Section:

Subject:

National Women's History Month Proclamation

Suggested Action:

March is National Women's History Month, this year's theme is "Visionary Women: Champions of Peace & Nonviolence." Mary Lou Williamson and Sandra Lange will attend the meeting to receive the proclamation, in recognition of all the women who have made history in the City of Greenbelt.

Attachments:

[Women's History Month proc.pdf](#)

PROCLAMATION

WHEREAS, Women of every race, class, ethnicity, sexual orientation, gender identity and abilities have made historic contributions to the strength of our state and nation in countless recorded and unrecorded ways; and

WHEREAS, In overcoming discrimination, harassment and hardship, women have been bold and fearless, never giving up on the promise that with hard work and determination, nothing is out of reach; and

WHEREAS, Women play a critical economic, cultural, and social role in every sphere of the life of the Nation, and;

WHEREAS, Women have been leaders in securing their own rights of suffrage and equal opportunity, in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and in the forefront of most progressive social change movements, and;

WHEREAS, from the early days of Greenbelt to the present, women, like Eleanor Roosevelt, have been advocates and thought leaders in our community; and

WHEREAS, despite these contributions, the role of Women has too often been overlooked and undervalued, in the literature and study of history. **NOW, THEREFORE**

BE IT RESOLVED, I, Emmett V. Jordan, hereby proclaim that March is designated as

NATIONAL WOMEN'S HISTORY MONTH

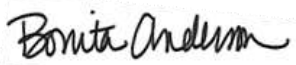
and to recognize the role of women in the history of the City of Greenbelt.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Greenbelt, Maryland, to be affixed this 11th day of March 2019.



EMMETT V. JORDAN
Mayor

ATTEST:



Bonita Anderson, City Clerk

City Council Agenda Item Report

Meeting Date: March 11, 2019

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: Meeting Minutes

Agenda Section:

Subject:

Statement for the Record

Suggested Action:

Executive Session of March 6, 2019: The following motion is needed:

In accordance with the General Provisions Article, Section 3-306(c)(2) of the Annotated Code of Public General Laws of Maryland, I move that the minutes of tonight's meeting reflect that Council met in executive session on Wednesday, March 6, 2019, at 8:02 p.m. in the Library of the Municipal Building. Council held this closed meeting in accordance with the General Provisions Article, §3-305(b)(1) of the Annotated Code of Public General Laws of Maryland, to discuss the City Manager performance evaluation.

Vote to close session:

	Yes	No	Abstain	Absent
Ms. Davis		X		
Mr. Byrd		X		
Ms. Mach		X		
Ms. Pope		X		
Mr. Putens				X
Mr. Roberts				X
Mayor Jordan	X			

Council took no actions during this session.

Attachments:

City Council Agenda Item Report

Meeting Date: March 11, 2019

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section:

Subject:

* Advisory Committee on Trees (ACT) Report #2019-1 (Sustainable Land Care Policy)

Suggested Action:

It is recommended Council accept this report.

Attachments:

[ACT_Report_2019_1.pdf](#)

**Report #2019-1
February 27, 2019**

Greenbelt Advisory Committee on Trees – Report to the City Council

Subject: Sustainable Land Care Policy

The Advisory Committee on Trees (ACT) has again read through the Sustainable Land Care Policy (SLCP) document, which was discussed at the Greenbelt City Council Work Session on August 2, 2017. ACT members voted at their recent February 19, 2019 meeting to support implementation of the SLCP document presented at that August 2017 City Council Work Session meeting. ACT members understand that some possible changes have been suggested to the SLCP 2016 document. This is an earlier draft that may not have incorporated all the agreed upon changes.

ACT members suggest that another Work Session be held by the Greenbelt City Council, which would include all interested committees and boards (e.g., Advisory Committee on Trees, Forest Preserve Advisory Board, Green ACES, Park and Recreation Advisory Board) to consider the SLCP from August 2, 2017. ACT members believe that a Sustainable Land Care Policy needs to be adopted by the Greenbelt City Council so that Public Works personnel will have guidance for dealing with plants and land care issues in the City of Greenbelt in 2019 and future years.

At their most recent meeting, ACT members voted to support implementation of the Sustainable Land Care Policy presented at the August 2, 2017 Greenbelt City Council Work Session.

City Council Agenda Item Report

Meeting Date: March 11, 2019

Submitted by: Jim Sterling

Submitting Department: Public Works

Item Type: LEGISLATION

Agenda Section:

Subject:

A Resolution to Negotiate the Purchase and Installation of HVAC Equipment at the Greenbelt Theater
- 1st Reading

Suggested Action:

Reference:

Resolution

Request for Proposals, Old Greenbelt Theatre Mechanical Renovation dated December 2018

Memorandum, J. Sterling, 03/03/2019

Proposal meeting sign-in sheet

In 2015, a major renovation of the Greenbelt Theater was completed which excluded the replacement of the HVAC system for the auditorium. In fiscal year 2018 (FY18) funds were allocated for the design of the HVAC of the auditorium and in this fiscal year monies were allocated to start the Greenbelt Theater HVAC and Roof Replacement Project.

The HVAC equipment at the Greenbelt Theater is past its life expectancy and in need of replacement. Mendoza, Ribas, Farinas and Associates (MRFA) has prepared bid documents which include detailed drawings and specifications for the equipment replacement. Extensive research and design has gone into replacing the HVAC equipment with regards to energy efficiency, code compliance and sound attenuation.

A Request for Proposal (RFP) dated December 2018, was created and issued in January of 2019. In the RFP a mandatory pre-proposal meeting was required and scheduled for January 24, 2019. Five contractors attended the mandatory meeting. The meeting provided an opportunity for contractors to review building conditions, examine the scope of work, and to ask questions. The Mechanical Engineer and City Staff were in attendance as well. Attached are the sign-in sheet and the RFP that was issued for the project. Only three out of the five contractors who attended the pre-proposal meeting submitted proposals.

The new equipment will be two (2) packaged 12.5 ton roof top units (RTU's). All the equipment that is used to heat and cool the auditorium will be contained in these two units and they will be on the roof. The Maryland Historic Trust has approved the conceptual design and appearance. The HVAC project will be done concurrently with the roof replacement project, projection screen replacement and seat replacement and is anticipated that the Theater will be closed for 120 days.

Three responses were received to the RFP ranging from a low bid of \$366,098 to a high bid of \$512,286. The two lowest contractors were contacted; both Densel Company (\$366,098) and Adrian L. Merton Inc. (\$394,206) were asked to provide best and final offers. The best and final offers confirmed pricing, product availability, and

project milestone completion. Both companies met all the requirements of the RFP and received positive recommendations from previous clients.

Included in Council's packet is a memorandum from James Sterling, Director of Public Works, detailing the RFP, the scope of the work and the proposal review process. Staff is recommending the Theater HVAC project be awarded to Densel Company at a price of \$366,098.

It is recommended this resolution be introduced for first reading.

Attachments:

[Resolution_Theater_HVAC.pdf](#)

[Memorandum, J. Sterling, 03/03/2019](#)

[Old_Greenbelt_Theater_Mechanical_Renovation_RFP.pdf](#)

[Pre-proposal meeting sign-in sheet.pdf](#)

Introduced:
1st Reading:
Passed:
Posted:
Effective:

RESOLUTION NUMBER XXXX

A RESOLUTION TO AUTHORIZE THE PURCHASE AND INSTALLATION OF HVAC EQUIPMENT AT THE GREENBELT THEATER FROM DENSEL COMPANY AT A COST OF \$366,098

WHEREAS, the HVAC equipment at the Greenbelt Theater has exceeded the normal serviceable life; and

WHEREAS, a Request for Proposals was issued for the replacement of the HVAC equipment at the Greenbelt Theater and

WHEREAS, three proposals were received and evaluated by City staff; and

WHEREAS, the proposal submitted from Densel Company meets the City's requirements for best value and lowest cost; and

WHEREAS, the FY 2019 and FY2020 budget includes \$366,098 for the Greenbelt Theater HVAC project; NOW, THEREFORE

BE IT RESOLVED by the Council of the City of Greenbelt, Maryland that the City Manager be authorized to contract with Densel Company for the purchase and installation of HVAC equipment at the Greenbelt Theater for a cost of \$366,098.

PASSED by the Council of the City of Greenbelt, Maryland, at its regular meeting of

Emmett V. Jordan, Mayor

ATTEST:

Bonita Anderson, City Clerk

CITY OF GREENBELT
Department of Public Works
555 Crescent Road • Greenbelt, Maryland 20770
301.474.8004

M E M O R A N D U M

Date: March 3, 2019
To: Nicole Ard, City Manager
From: James Sterling, Director of Public Works
Regarding: Greenbelt Theater HVAC Replacement

Background

In 2015, a major renovation of the Greenbelt Theater was completed which excluded the replacement of the HVAC system for the auditorium. In fiscal year 2018 (FY18) funds were allocated for the design of the HVAC for the auditorium. This fiscal year monies were allocated to start the Greenbelt Theater HVAC and Roof Replacement Project.

Mendoza, Ribas, Farinas and Associates (MRFA) prepared bid documents which included detailed drawings and specifications for the project. Part of the bid documents also included structural drawings prepared by Field and Tung Structural Engineers. These drawings and specifications were previously provided to the Council as part of a regular Council meeting on January 14, 2019.

A Request for Proposal (RFP) called the “Old Greenbelt Theatre Mechanical Renovation” dated December 2018 was developed. The RFP sought contractors who were capable of performing the described scope of work as shown in the plans and specifications. The work included the removal of the existing HVAC equipment and the installation of the new HVAC equipment. In the RFP a mandatory pre-proposal meeting was also required and scheduled for January 24, 2019. Five contractors attended the mandatory meeting. The meeting provided an opportunity for contractors to review building conditions, examine the scope of work, and to ask questions. The Mechanical Engineer and City Staff were in attendance as well. Attached are the sign-in sheet and the RFP that was issued for the project. Only three out of the five contractors who attended the pre-proposal meeting submitted proposals.

Project Details

Currently, the existing HVAC system is a split system that has equipment located in three separate areas in the basement and on the roof. The new equipment will be two (2) packaged 12.5 ton roof top units (RTU's). All the equipment that is used to heat and cool the auditorium will be contained in these two units and located on the roof. The Maryland Historic Trust has approved the conceptual design and appearance. The HVAC project will be done concurrently with the roof replacement project, projection screen and seat replacement, and it is anticipated that the Theater will be closed for 120 days.

Inside the Theater space there will be no noticeable changes resulting from the HVAC work. The new ductwork will go back in the same location directly above the architectural feature that is in the center of the Theater. Extensive research and design was conducted by MRFA to ensure the ductwork design and sound lining will produce code compliant heating and cooling with little to no sound attenuation. The installation of the ductwork will require four (4) penetrations in the roof assembly. A structural engineer was engaged to provide stamped/certified structural drawings to verify loads and maintain the structural integrity of the superstructure.

The work in the Theater auditorium will require that the existing seats be removed. City staff will be removing the existing seats, so the contractor can install scaffolding to begin work. The architectural feature that hides the ductwork will be partially removed so the existing ductwork can be removed and the new ductwork installed. The sound tiles on the architectural feature will be removed in its entirety and new acoustic tiles will be purchased by the City and installed by the contractor once the ductwork and architectural feature is rebuilt.

The new RTU's will have WiFi programmable thermostats and wall mounted CO2 and humidity sensors with unoccupied settings for both winter and summer. These are only a few of the options and settings that will help improve energy efficiency at the Theater. These and other features will be accessible via a smart phone or computer. Included in the contractor's pricing is a two (2) year warranty with twenty-four (24) hour service.

Pricing

Below are the results of the RFP pricing proposals:

Greenbelt Theater HVAC Replacement Project Proposal Results for February 15, 2019 Deadline			
	Shapiro & Duncan Inc.	Densel Company	Adrian L. Merton Inc.
HVAC Replacement Cost	\$512,286.00	\$366,098.00	394,206.00

Analysis of Proposals

MRFA and Staff carefully reviewed the proposals and discussed additional ways to ensure completion milestones. Staff met with the Densel Company on March 5, 2019, to review project details, scope of work, and schedule. Staff was impressed with Densel Company's attention to detail and commitment to completion milestones.

Densel Company's proposal was determined to be the best value and lowest proposal price.

Recommendation

Staff recommends the City negotiate the purchase and installation of HVAC Equipment at the Greenbelt Theater with Densel Company, 7640-A, Airpark Road, Gaithersburg, MD 20879, for \$366,098.

Old Greenbelt Theater Mechanical Renovation

c/o Mendoza, Ribas, Farinas & Associates
6265 Executive Blvd., Rockville, MD 20852
301-468-8882; wmendoza@mrf-a.com



REQUEST FOR PROPOSALS

**The Old Greenbelt Theatre
Mechanical Renovation
129 Centerway Drive, Greenbelt, MD, 20770
December 2018**

Proposal Deadline: Friday, 15-February-2019 at 3:00 P.M.

Overview

The City of Greenbelt, Maryland, is seeking proposals for a contractor who has demonstrated abilities to perform the attached Scope of Work. All applicable Federal, State, and local laws, ordinances and regulations must be adhered to.

Contractors submitting a proposal should review the procurement requirements listed. Specifically, the contractor selected will be required to:

- Execute a contract with the City of Greenbelt;
- Attend a pre-construction meeting where City staff will review regulations and other City requirements;
- Complete certain forms and certifications;
- Maintain General Liability Insurance (\$1,000,000 minimum), Workers Compensation Insurance (\$500,000), business automobile liability (\$1,000,000) and furnish proof of such insurance;
- Post a performance and payment bond for 100% of the contract amount to cover faithful performance of and/or payment of the contract.

Any contractor who is the recipient of City funds, or who proposes to perform any work or furnish any goods under this agreement, shall not discriminate against any worker, employee, applicant, or any member of the public because of race, color, sex, gender, sexual orientation, religion, age, marital status, national origin, veteran status, physical or mental disability or perceived disability, or

other criteria protected by law. Discriminatory practices based on the foregoing are declared to be contrary to the public policy of the City. The City of Greenbelt complies with all Equal Employment Opportunity requirements.

The City of Greenbelt does not discriminate on the basis of disability in the admission of, or employment in, its programs, activities or services. Minority and women owned businesses, as well as contractors located in Greenbelt or Prince George's County, are encouraged to submit proposals.

Unless otherwise provided in the contract, the contractor shall secure and pay for all permits and governmental fees, licenses and inspections necessary for proper execution and completion of the contract.

Selection of Contractor

The City will review all proposal submittals, and if deemed to be in the best interest of the City of Greenbelt, a contractor will be chosen. The City reserves the right to reject any and all proposals at its sole discretion. The City will determine final scope and project components, based on funding availability.

The contractor selected will be required to submit a Certificate of Insurance naming the City of Greenbelt as an additional insured, which will be reviewed by the City Manager's Office. The contractor will also be required to post a performance and payment bond for 100% of the contract amount to cover faithful performance and/or payment of the contract.

A contract will then be negotiated between the contractor and the City of Greenbelt, with each agreeing to the terms of the contract and affixing authorized signatures. The contractor will be required to complete all forms and certifications required by the City, State and Federal governments.

Living Wage Requirement

Prince George's County approved a Living Wage rule in 2003 and the State of Maryland and the City of Greenbelt approved one in 2007. All contractors are encouraged to pay a living wage.

Any vendor that has a contract(s) valued at \$50,000 or more with the City shall also be required to pay a Living Wage in accord with State law. The contractor is responsible to check with the State Division of Labor and Industry, or other appropriate agency, to determine the appropriate wage rate.

Contractors and Subcontractors subject to the Living Wage Law shall pay each covered employee at least the minimum amount set by law for the applicable Tier Area.

Proposal Requirements and Examination of Specifications

The contractor is required to thoroughly examine the proposal requirements, drawings and specifications for the work contemplated, and it will be assumed that the contractor has investigated and is satisfied as to the requirements of the specifications and special provisions. It is mutually agreed that submission of a bid shall be considered prima facie evidence that the bidder has made such examination.

Before submitting the proposal, the contractor shall study all the specifications and visit the site of the work to become familiar with the working conditions and the exact nature and extent of the work, taking into account any special or unusual features peculiar to this project.

There will be a mandatory pre-proposal meeting on **Thursday, 24-January-2019, at 10:00 A.M.** at the **Old Greenbelt Theatre, 129 Centerway Drive, Greenbelt, MD 20770** to discuss the r project, including viewing existing conditions, specifications, proposal requirements and to answer questions.

Proposals will be accepted in both hard copy and or electronic format:

- Hard Copy: City of Greenbelt Finance Department
25 Crescent Road
Greenbelt, MD 20770

Ref.: Greenbelt Theater HVAC Project
- Electronic: bkim@greenbeltmd.gov

BID FORM

PROJECT: OLD GREENBELT THEATER – INSTALLATION OF NEW ROOFTOP HVAC UNITS

LOCATION: 129 Centerway Drive, Greenbelt, Maryland 20770

CONTRACTOR: _____

DATE: _____

TIME: _____

TO: Mendoza, Ribas, Farinas & Associates, on behalf of Old Greenbelt Theatre

Pursuant to and in compliance with the Proposed Contract Documents dated _____, as prepared by Mendoza, Ribas, Farinas and Associates relating to the above referenced work, the undersigned, having become thoroughly familiar with the terms and conditions of the proposed Contract Documents, building code requirements and other conditions affecting the performance and costs of all work in connection with the subject Bid, and having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated in, in strict accordance with the proposed Contract Documents and addenda thereto, for the following sum of money:

Equipment & Material \$ _____

Labor \$ _____

TOTAL

\$_____

- A. The cost of a Performance Bond, and a Labor and Material Payment Bond are, if required, will be 100% percent of the Contract Sum. \$_____
- B. Final contract price will be adjusted at the completion of Work to give Owner credit for any unused quantities of unit priced items. Credit shall be given at the same unit prices quoted above. Any additional quantities required, over and above quantities stated in this Proposal, will be added to the Contract by change order, at unit prices quoted above.

If awarded this Contract, Contractor will prepare AIA Agreement for review and approval by Owner for execution by all parties, submit proof of insurance coverage with the Owner for the entire Work as per the Contract Documents within ten (10) days after the notice of award. It is agreed that this Proposal is subject to the Owner's acceptance for a period of ninety (90) days from the date of the bid opening.

The undersigned fully understands that the bids submitted include the use of qualified installers, at no additional cost to Owner.

EXTRA WORK

The undersigned agrees that should any change in the Work or extra Work be ordered, the allowance for overhead and profit combined shall be as scheduled below. The following applicable percentages shall be added to the extra Work cost as defined by Article 7 of the General Conditions.

- A. Allowance to the Contractor for overhead and profit for extra Work provided by his own forces 10%.
- B. Allowance to the Contractor for overhead and profit for extra Work provided by a subcontractor and supervised by the Contractor 5%.
- C. The undersigned agrees to the following:
1. To furnish all labor and materials as shown and specified.
 2. Will substantially complete the Base Bid scope of work in 120 days consecutive working days from the date of commencement.
 3. To start work in 10 days after receipt of a written notice to proceed.
- D. Identify subcontractors and their specialty:

Bidder agrees that the Owner has the right to accept or reject any or all bids and to waive formalities and that bids are good for sixty (60) days from date bids are due.

Bidder Name: _____

BY: _____

Signature

Name (Printed), Title

(SEAL IF BIDDER IS CORPORATION)



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

SIGN-IN SHEET

NAME	COMPANY	TELEPHONE	EMAIL
Mr. Jim Sterling	City of Greenbelt – Director of Public Works		
Mr. Tim Houchens	City of Greenbelt – Facilities Maintenance Manager		
Mr. Brian Kim	City of Greenbelt – Assistant Director of Public Works		
WALTER MENDOZA	MENDOZA RIBAS		
Edgar Valladares	Shapiro & Duncan.		
Jerry Thomas	Dewesell Co		
Alex Kougiannas	Supreme Air		
James Marshall	Supreme Air		
BRYAN E. AUSTIN	DEUSSEL COMPANY		
JESSE MHOON	A.L. MERTON INC		



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

SIGN-IN SHEET

NAME	COMPANY	TELEPHONE	EMAIL
Joel Brown	BIRCKHEAD ELECTRIC, INC.		
Clay Poling	L.P. HEATING + A/C		
Matt Morningstar	L.P. Heating + A/C		

Thursday, January 24, 2019 -10:00 AM

City Council Agenda Item Report

Meeting Date: March 11, 2019

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section:

Subject:

Policy on Local Hiring in Landscaping Contracts - PGCMA Proposed Resolution

Suggested Action:

Reference: PGCMA Proposed Resolution 2018-01

Councilmember Byrd requested that this item be included on the agenda this evening.

Councilmember Byrd's proposed motion would be to have an amendment to Section 2-38 of the City Code drafted that would require at least 20% of the work hours for landscaping contracts to go to Greenbelt residents.

At the February 25 meeting, Ms. Davis requested that Council discuss the PGCMA proposed resolution in conjunction with this item.

Attachments:

[PGCMA Resolution 2018-01.pdf](#)

**PRINCE GEORGE'S COUNTY MUNICIPAL ASSOCIATION
RESOLUTION NO. PGCMA 2018- 01**

A RESOLUTION to Acknowledge PGCMA's Support for Economic Equality And Opportunities for Small and Minority Owned Businesses

WHEREAS: PGCMA desires to support and promote a stronger local tax base, job creation, and generational wealth and prosperity within Prince George's County Municipalities, the PGCMA recommends that its member municipal governments consider implementation of the following supplier diversity proposals for their respective jurisdictions:

NOW THEREFORE BE IT

RESOLVED: PGCMA recommends that the respective municipality requires its staff or authorized procurement personnel to spend at least 40% of the municipality's procurement dollars with small business, including minority and women-owned businesses, based in Prince George's County (including prime and subcontractors), with a subset percentage (or its entirety) spent with small businesses based in the respective municipality (this subset percentage should vary based on the municipality's determination of its own small business capacity); AND BE IT FURTHER

RESOLVED: PGCMA recommends that the municipality authorizes and incentivizes its staff to spend municipal dollars with small businesses based in the County, especially within the municipal boundaries, wherever practicable and where capacity and competitive pricing exists. This proposal is similar to policies adopted in recent years at the County level; AND BE IT FURTHER

RESOLVED: PGCMA recommends when determining whether a business is a small business based in the County or municipality, the municipality should rely on published directories including, but not limited to, the Prince George's County-based Small Business Directory and Maryland Department of Transportation (MDOT) Disadvantaged/Minority Business Enterprise (M/DBE) Directories. The municipality should consider augmenting such directories with its own internal process of verifying businesses as County or municipal-based small businesses if it determines that it has the municipal staffing capacity to do so.

RESOLVED: PGCMA recommends that municipalities consult with the Prince George's County's Supplier Development and Diversity Division (SDDD), Office of Central Services (OCS), and MDOT's M/DBE Compliance Program (and any other appropriate expertise) regarding the proper compliance and reporting procedures needed to implement this proposal; AND BE IT FURTHER

RESOLVED: PGCMA recommends establishing a local workforce hiring requirement whereby qualified county and municipal residents receive priority in employment for work

funded by municipal dollars. It is recommended that municipalities consult with entities like Employ Prince George's in furtherance of this concept.

RESOLVED: PGCMA recommends establishing a requirement that municipal bank deposits are placed with community banks located in the County, especially small and minority owned banks. It is recommended that municipalities consult with the Prince George's County Office of Finance in furtherance of this concept. Municipalities may also need to update their municipal investment policies to pursue this concept.

THIS RESOLUTION IS HEREBY ADOPTED BY THE GENERAL BODY OF THE PRINCE GEORGE'S COUNTY MUNICIPAL ASSOCIATION THIS _____ DAY OF _____, 2018.

PGCMA President, Cynthia Miller (District Heights)

PGCMA Secretary, Tonya Harrison (Brentwood)

City Council Agenda Item Report

Meeting Date: March 11, 2019

Submitted by: Molly Porter

Submitting Department: Planning

Item Type: OTHER BUSINESS

Agenda Section:

Subject:

Beltway Plaza Conceptual Site Plan – Response from M-NCPPC Technical Staff

Suggested Action:

Reference:

Memorandum and Revised Conditions Table, M. Porter

Revised Conditions

M-NCPPC Technical Staff Report

Letter from Greenbelt Development Corporation

Beltway Plaza Redevelopment Phasing Plan

City Council voted on February 11, 2019 to support with conditions the Conceptual Site Plan for the redevelopment of Beltway Plaza. A letter was then sent to the Prince George's County Planning Board with the conditions as adopted by Council. Since that time the County's technical staff report has been released which recommends approval with conditions of the subject Conceptual Site Plan. The City's conditions for support were not included in the staff report.

City staff was notified that the Prince George's County Planning Department will no longer include conditions in a technical staff report that address issues that will be considered at a future stage of development (i.e., Preliminary Plan of Subdivision or Detailed Site Plan).

City planning staff met with the County's technical staff to discuss the concern about the conditions not being included in the technical staff report, particularly those conditions pertaining to phasing and housing number and type. The technical staff agreed to amend the staff report to address these concerns in the findings section of the report.

The applicant submitted responses to the City Council's Conditions of Support on March 4, 2019, and staff met with them on March 6, 2019 to review their comments. Revised conditions are included in Council's packet. The applicant has agreed to the revised conditions, and has agreed to execute a private binding agreement that will ensure that any future development is required to meet the City's conditions. With City Council's approval, the City solicitor will work with the Applicant on the drafting and execution of said agreement.

Staff believes that the redevelopment of BWP offers a great opportunity for Greenbelt West and the City of Greenbelt, and believes the revised conditions with the Applicant's agreement to execute a binding agreement, provides a strong framework for supporting the high quality mixed use redevelopment of Beltway Plaza that envisioned by the Sector Plan and further reinforced by the ULI-TAP study.

Attachments:

[Memorandum and Revised Conditions Table, M. Porter.pdf](#)

[Revised Conditions.pdf](#)

[M-NCPPC Technical Staff Report.pdf](#)

[Letter from Greenbelt Development Corporation.pdf](#)

[Beltway Plaza Redevelopment Phasing Plan.pdf](#)

City of Greenbelt, Maryland

Memorandum

TO: Nicole Ard, City Manager

FROM: Molly Porter, Community Planner I

VIA: Terri Hruby, Director of Planning and Community Development

DATE: March 7, 2019

SUBJECT: Beltway Plaza Conceptual Site Plan – Status of Conditions for Support

Background:

On February 11, 2019, City Council voted to support with conditions the Conceptual Site Plan for the redevelopment of Beltway Plaza (BWP). These conditions were then sent to the Prince George's County Planning Board and technical staff requesting that these conditions, as adopted by Council, be included in any action taken by the Planning Board. Since that time the County's technical staff report has been released which recommends approval with conditions of the subject Conceptual Site Plan. The City's conditions for support were not included in the staff report.

Response from M-NCPPC Technical Staff

City staff was notified that the Prince George's County Planning Department will no longer include conditions in a technical staff report that address issues that will be considered at a future stage of development (i.e., Preliminary Plan of Subdivision or Detailed Site Plan).

Planning staff met with County technical staff to express their concerns regarding the conditions not being included in the technical staff report. The primary concerns discussed were phasing and housing unit type and number. Planning staff explained that without conditions regarding phasing the City has strong concerns about the lack of proposed public benefit in Phase 1, such as the streetscape improvements along Greenbelt Road, Cherrywood Lane, and Breezewood Drive. It was also expressed that without any condition about housing choice there was concern that diverse housing types would not be included in the redevelopment.

Based on these concerns the technical staff agreed to amend their staff report to include these issues as findings. By including these issues as findings the County is alerting the applicant that these issues will be raised at a future stage of development review, but are not included as conditions to approval at the CSP stage.

Current Status

The applicant submitted responses to the City Council's Conditions of Support on March 4, 2019, and staff met with them on March 6, 2019 to review their comments. Attached is a table detailing the revisions to the conditions with staff's comments. The applicant has agreed to the revised conditions, and has agreed to execute a private binding agreement that will ensure that any future development is required to meet the City's conditions. With City Council's approval, the City solicitor will work with the Applicant on the drafting and execution of said agreement.

Conclusion:

Staff believes that the redevelopment of BWP offers a great opportunity for Greenbelt West and the City of Greenbelt, and believes the revised conditions with the Applicant's agreement to execute a binding agreement, provides a strong framework for supporting the high quality mixed use redevelopment of Beltway Plaza that was envisioned by the Sector Plan and further reinforced by the ULI-TAP study.

Attachments Included:

Revised Conditions with Staff Comments

Conditions as Adopted by Council	Conditions as Revised	Staff Comments
Transportation/Circulation	Transportation/Circulation	
1. The applicant shall work with City Planning staff to design streets and alleys that allow maneuverability of non-standard vehicles such as trash trucks, fire trucks, delivery vehicles, etc. throughout the project area.	The applicant shall work with City Planning staff to design streets and alleys <u>with a view toward fostering</u> maneuverability of non-standard vehicles such as trash trucks, fire trucks, delivery vehicles, etc. throughout the project area.	Staff is confident that this issue will be addressed at the time of Detailed Site Plan. The design of streets will be reviewed on multiple levels including review by the Prince George's County Fire Department.
2. Once implemented, the City of Greenbelt's Complete and Green Streets Policy shall apply to all new streets and reconstruction of existing streets, to the fullest extent practical.	Once implemented, the City of Greenbelt's Complete and Green Streets Policy shall apply to all new <u>City</u> streets and reconstruction of existing <u>City</u> streets, <u>which are subject to the authority of the City of Greenbelt</u> , to the extent practical.	This condition will reinforce compliance with a Complete and Green Streets policy, once implemented. In addition, the County technical staff report recommends the following condition: "Prior to the approval of a detailed site plan for the project, the applicant shall provide sidewalks on both sides of all internal roads, consistent with the Complete Streets policies of the 2009 <i>Approved Countywide Master Plan of Transportation</i> ."
3. At the time of the first Detailed Site Plan, the applicant shall submit a schedule for the design, engineering, and construction of streetscape improvements on the property's frontage with Cherrywood Lane.	No Change	Without a binding private agreement with the applicant this issue would not be addressed during the time of the first Detailed Site Plan if the proposed development did not abut Cherrywood Lane.
4. At the time of the first Detailed Site Plan, the applicant shall submit a schedule for the design, engineering, and construction of a contiguous sidewalk along Greenbelt Road and implementation of other streetscape improvements as recommended in the Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment, unless modified	At the time of the first Detailed Site Plan, the applicant shall submit a schedule for the design, engineering, and construction of a contiguous sidewalk along Greenbelt Road and implementation of other streetscape improvements <u>considering those</u> recommended in the Approved Greenbelt	Without a binding private agreement with the applicant this issue would not be addressed during the time of the first Detailed Site Plan if the proposed development did not abut Greenbelt Road.

Conditions as Adopted by Council	Conditions as Revised	Staff Comments
by Maryland State Highway Administration and/or the Detailed Site Plan. The alignment, design and timing of such sidewalk shall be subject to the approval of the City of Greenbelt and Maryland State Highway Administration, as determined prior to the issuance of the first building permit.	Metro Area and MD 193 Corridor Plan and Sectional Map Amendment, unless modified by Maryland State Highway Administration and/or the Detailed Site Plan. The alignment, design and timing of such sidewalk shall be subject to the approval of the Maryland State Highway Administration, as determined prior to the issuance of the first building permit.	
5. At the time of the first Detailed Site Plan, the applicant shall be responsible for the evaluation, conceptual design and conceptual engineering of the entirety of Breezewood Drive to accommodate the increased traffic generated from the redevelopment of Beltway Plaza. At the time of the first detailed site plan, the applicant shall provide a schedule for the complete final engineering and construction of said improvements for the property's frontage on Breezewood Drive. This shall be designed to City of Greenbelt standards and approved by the City. The applicant shall make every effort to reduce the loss of on-street parking on Breezewood Drive.	At the time of the first Detailed Site Plan the applicant shall be responsible for the evaluation, conceptual design and conceptual engineering of the entirety its frontage improvements along Breezewood Drive to accommodate the increased traffic generated from the redevelopment of Beltway Plaza. At the time of the first detailed site plan the applicant shall provide a schedule for the complete final engineering and construction of said improvements for the property's frontage on Breezewood Drive. <u>Frontage improvements and any off-site improvements (if conditioned at the time of Preliminary Plan of Subdivision) along Breezewood Drive</u> This shall be designed <u>pursuant to the applicable design standards of the controlling agency.</u> City of Greenbelt and approved by the City The applicant shall make an effort to reduce the	Without a binding private agreement with the applicant this issue would not be addressed during the time of the first Detailed Site Plan if the proposed development did not abut Breezewood Drive.

Conditions as Adopted by Council	Conditions as Revised	Staff Comments
	loss of on-street parking on Breezewood Drive.	
6. Prior to or concurrent with the first Detailed Site Plan, the Applicant shall submit a pedestrian/bicycle circulation plan that provides for a continuous and comprehensive pedestrian and bicycle network within the project area to link residential, commercial, transit and civic uses, such as schools and community centers.	<u>At the time of</u> the first Detailed Site Plan, the Applicant shall submit a pedestrian/bicycle circulation plan that provides for a continuous and comprehensive pedestrian and bicycle network within the project area to link residential, commercial, transit and civic uses, such as schools and community centers.	At the time of submission of the preliminary plan a Bicycle and Pedestrian Impact Statement should be submitted. This will address this issue. In addition the County technical staff report recommends: "Prior to acceptance of a preliminary plan of subdivision, the applicant shall: a. Submit a bicycle and pedestrian exhibit depicting the master plan trails, bikeways, and sidewalks that will be provided on the subject site. and b. Provide cross sections for all internal that includes dimensions for the sidewalks and any on-road bicycle facilities
7. Right of Way design and construction details shall be to City standards, as may be modified from time to time and permitted and inspected by City inspectors, and accepted upon completion.	Right of Way design and construction details <u>for City streets</u> shall be to City standards, as may be modified from time to time-and permitted and inspected by City inspectors, and accepted upon completion.	This condition reinforces the City's authority over right-of-way improvements on City streets.
8. All curb cuts on Breezewood Drive and Cherrywood Lane shall be designed to City of Greenbelt standards and subject to the approval of the City. All curb cuts shall be minimized to the greatest extent possible.	Deleted	Per City Code the City has authority over City right-of-way improvements as such the City will be able to address this issue at a later stage of development.

Conditions as Adopted by Council	Conditions as Revised	Staff Comments
9. Bike racks and/or lockers should be provided. The appropriate number and locations will be determined at the time of each Detailed Site Plan.	Deleted	Staff feels that this condition is more strongly addressed in the DDOZ regulations.
10. Electric vehicle charging stations should be provided. The appropriate number and locations will be determined at the time of each Detailed Site Plan.	Electric vehicle charging stations should be provided. The feasibility , appropriate number and locations will be determined at the time of each Detailed Site Plan.	This condition reinforces an intention of the DDOZ standards.
11. Detailed site plans that include a townhouse and/or two family attached component shall provide a parking plan that demonstrates how adequate parking will be provided. On-street parking on Breezewood Drive or other public roads/streets shall not be included in the Applicant's parking tabulations.	Detailed site plans that include a townhouse and/or two family attached component shall provide a parking plan that demonstrates how adequate that sufficient parking (<u>as suggested in the Parking Requirements of the approved Greenbelt Metro Area and MD 193 Corridor Sector Plan</u>) will be provided. On-street parking on Breezewood Drive or other public roads/streets shall not be included in the Applicant's parking tabulations.	A parking plan will be required at the time of Detailed Site Plan pursuant to the regulations outlined in the DDOZ.
12. At the time of the first Detailed Site Plan, the applicant shall explore with Franklin Park at Greenbelt Station, Morning Calm Management, the Greenbelt Metro Station South Core development, and when feasible Greenbelt Metro Station developers on the funding of a local circulator creating a mobile connection between the properties and Greenbelt Metro	At the time of the first Detailed Site Plan, the applicant shall explore with Franklin Park at Greenbelt Station, Morning Calm Management, the Greenbelt Metro Station South Core development, and when feasible Greenbelt Metro Station developers on the <u>provision funding</u> of a local circulator	Without a binding private agreement this issue will not be addressed.

Conditions as Adopted by Council	Conditions as Revised	Staff Comments
Station.	creating a mobile connection between the properties and Greenbelt Metro Station	
13. The applicant shall explore with Prince George's County Department of Public Works and Transportation the installation of a Capital Bikeshare station at Beltway Plaza.	No Change	This condition reinforces an intention of the DDOZ standards.
14. At the time of each Detailed Site Plan the applicant shall submit a transportation circulation plan showing all public transportation stops and amenities.	No Change	This will be required at the time of Detailed Site Plan submittal.
Environmental	Environmental	
1. As part of any Preliminary Plan of Subdivision submission, the applicant shall submit a Noise Study for review and approval by M-NCPPC and the City of Greenbelt. The Noise Study shall measure noise impacts to the site, provide the required contours, and provide any required mitigation measures to achieve acceptable noise levels.	As part of any Preliminary Plan of Subdivision submission, the applicant shall submit a Noise Study for review and approval by the M-NCPPC and the City of Greenbelt requisite approving authority . The Noise Study shall measure noise impacts to the site, provide the required contours, and provide any required mitigation measures to achieve acceptable noise levels.	This condition reinforces a requirement of the Preliminary Plan of Subdivision review.
2. Each Detailed Site Plan should specify that all tree pits along the streets that have shops, restaurants, plazas, and/or other uses shall be connected with a non-compacted soil volume under the sidewalk. Details of how this will be accomplished shall be included on the plans and shall be agreed upon by the Planning Board or its designee. The use of CU-Soil as a structural soil, Silva Cells, or other equal product for shade trees	No Change	This condition reinforces the standards set forth in the Landscape Manual and the DDOZ.

Conditions as Adopted by Council	Conditions as Revised	Staff Comments
planted in tree pits is strongly encouraged.		
3. Where appropriate, Environmental Site Design techniques shall be incorporated into the development to the maximum extent practical by making design, materials, and construction decisions based on environmental considerations. Consideration should be given to green building technologies including but not limited to solar, green roofs, permeable pavement, bio-retention/rain gardens, dry wells, and rainwater recycling, etc. where feasible. The applicant shall complete a LEED scorecard or other comparable evaluation criteria for each Detailed Site Plan submitted.	No Change	While not mandated by the DDOZ there is descriptive language that explains the preference for LEED certification and the inclusion of Environmental Site Design techniques.
4. All Detailed Site Plans shall show the Environmental Site Design techniques intended for use within the limits of each respective Detailed Site Plan	No Change	Staff feels this issue will be adequately addressed at the time of Detailed Site Plan.
5. At the time of Preliminary Plan of Subdivision, the Applicant shall work with the City to evaluate impacts on police services and identify mitigation opportunities, including exploring the need and feasibility of a police substation.	Deleted	This issue will be explored during the Preliminary Plan of Subdivision. Pursuant to Section 10-192.11(e)(2)(A) of the County code, “at least twenty-five (25%) of the revenue collected from a surcharge imposed on construction that is located in a municipal corporation that maintains a police department shall be distributed to the municipal corporation’s police department.”
6. Detailed site plans shall incorporate CPTED best practices to the maximum extent practical.	Detailed site plans shall incorporate CPTED best practices to the maximum extent where practical.	Staff is confident this will be addressed at the time of DSP. This condition highlights common design practice at this time.

Conditions as Adopted by Council	Conditions as Revised	Staff Comments
7. At the time of the first Detailed Site Plan, the applicant shall attempt to engage with Target and Giant to incorporate green features into the surface parking lots along the front of the existing Beltway Plaza Mall, including but not limited to the planting of shade trees, bioretention areas, and landscaped medians.	No Change	When the Detailed Site Plan for this area is submitted this issue can be influenced. The concern however is that without a private binding agreement this condition will not be addressed at the time of the first Detailed Site Plan.
Urban Design		
1. A mix of residential unit types shall be provided to encourage diversity in ownership types, income levels, and age groups. Consideration shall be given during all phases to implementing cooperative housing, senior housing, affordable housing, workforce housing, or other alternatives which will increase housing choice and opportunities. Design consideration shall be given to mixing unit types in all phases of development to avoid mono-cultures of housing and avoid continuous groupings of similar unit types, scale, and massing. With the exception of townhomes or two family attached units, buildings shall provide a vertical mix of uses to the fullest extent practical.	A mix of residential units shall be provided to encourage diversity in ownership types, income levels, and age groups. During Phases 1, 2, 3, consideration, based on market demand and economic feasibility, shall be given to implement cooperative housing, senior housing, affordable housing, workforce housing, co-living, or other alternatives that will increase housing choices and opportunities.	Without a private binding agreement with the applicant this issue will not be addressed. Staff feels that the revisions to this condition address the intent of ensuring that a diversity of housing types are included in the redevelopment while also providing a level of flexibility that the applicant has consistently raised as an important issue. Staff also feels that the design considerations included in the original condition are adequately addressed in the DDOZ requirements.
2. A diversity of residential unit types shall be included in Phase 1 of the redevelopment. The mix of residential unit types shall include senior living opportunities, and units which would be considered workforce housing. The applicant shall market diverse housing types using industry standards for a period of no less than one year. If it is determined not to be financially feasible at the time of the 175 th building permit the applicant shall agree to adhere to the minimum number of units proposed in Phase 1 as detailed in the phasing plan.	Deleted	Staff feels that the intent of this condition is now expressed through the revised Urban Design condition one (1).

Conditions as Adopted by Council	Conditions as Revised	Staff Comments
3. Should Prince George's County adopt an inclusionary zoning policy at a future date, the applicant shall agree to incorporate those standards into any Detailed Site Plan that has not been previously approved by the Prince George's County Planning Board.	Should Prince George's County adopt an inclusionary zoning policy at a future date <u>and the policy is applicable to the project/property</u> the applicant shall agree to <u>evaluate and if feasible</u> incorporate those standards into any Detailed Site Plan that has not been previously approved by the Prince George's County Planning Board.	Without a private binding agreement with the applicant this issue will not be addressed.
4. The number of townhouses shall not exceed 10% of the total housing units.	Deleted	The amount of townhouses proposed on the CSP makeup 10% of the total housing units. To increase this percentage the applicant would need to make a revision to the CSP at which time the City could provide input.
5. At the time of the every Detailed Site Plan that proposes development that faces the existing mall structure, the applicant must demonstrate how the proposed development will be integrated into the existing mall layout with regard to pedestrian experience and view sheds.	Each Detailed Site Plan that proposes development that faces the existing mall structure shall demonstrate how the proposed development will minimize the visual impact through appropriate screening and landscaping to provide an attractive visual "front" to the homes and residents of the community.	Staff feels that the revisions to this condition reflect the intent of the original condition.
6. At the time of first Detailed Site Plan, the applicant	At the time of first Detailed Site Plan the	Without a private binding agreement with the applicant

Conditions as Adopted by Council	Conditions as Revised	Staff Comments
shall evaluate opportunities to improve the mall frontage, including but not limited to masking the existing parking structure and incorporating green features into the surface parking lots.	applicant shall evaluate <u>will consider</u> opportunities to improve the mall frontage, including but not limited to masking the existing parking structure and incorporating green features into the surface parking lots, <u>where practical/feasible.</u>	this condition will not be addressed at the time of the first Detailed Site Plan. It will only be addressed when a Detailed Site Plan includes the frontage of the mall.
7. Detailed Site Plans shall demonstrate how parking and access will be retained to serve the existing retail during and after construction.	Detailed Site Plans shall demonstrate <u>should consider</u> how parking and access will be retained provided to serve the existing retail during and after construction.	Parking requirements will be addressed at the time of Detailed Site Plan.
8. If any property or building is dedicated to the City for public use associated with civic activities in the project area, it shall be designed by the applicant, at the applicant's cost to ensure consistency in design, scale, and use of materials. The building program shall be defined by the City.	Deleted	This condition has been deleted because at this time no property or building is being proposed for dedication. This issue will be addressed at the time of Preliminary Plan of Subdivision, if applicable.
9. Unless modified via an amendment at the time of each Detailed Site Plan as provided by the Development District Overlay Zone (DDOZ) regulations, the development shall comply with the standards and regulations of the DDOZ.	Unless modified, via a an amendment <u>modification</u> at the time of each Detailed Site Plan, as provided by the Development District Overlay Zone (DDOZ) regulations, the development shall comply with the standards and regulations of the DDOZ.	This condition reinforces the DDOZ regulations.
10. At the time of each Detailed Site Plan, design consideration should be given to limiting or eliminating	At the time of each Detailed Site Plan, design consideration should be given to	Staff believes this revision reflects the intent of the original condition. With respect to new construction the

Conditions as Adopted by Council	Conditions as Revised	Staff Comments
any large blank building walls that face residential areas or public areas, such as streets, parking lots, recreation areas, or zones of pedestrian activity.	improving limiting or eliminating any large existing blank building walls that face residential areas or public areas, such as streets, parking lots, recreation areas, or zones of pedestrian activity.	DDOZ states the, “Blank walls are not permitted on any façade.”
11. Unless modified at the time of Detailed Site Plan, all signage shall conform to the design guidelines set forth in the Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment.	Unless modified at the time of Detailed Site Plan, all <u>new</u> signage (<u>not otherwise meeting an exemption to the DDOZ Sign Standards</u>) shall conform to the design guidelines set forth in the Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment.	This condition reinforces a DDOZ regulation.
12. As required by the Development District Standards, and specified in the Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment, the DSP shall show the location, quantity, and dimensions of gateway signs.	<u>Unless modified at the time of Detailed Site Plan</u> , as required by the Development District Standards, and specified in the Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment, the DSP shall show the location, quantity, and dimensions of <u>new</u> gateway signs.	This condition reinforces a DDOZ regulation.
13. For each Detailed Site plan submitted, the applicant should provide appropriate open space to meet the needs of the proposed development. The Applicant should maximize open space opportunities through improving building layouts, increased building height, and/or modifying building types proposed.	For each Detailed Site plan submitted, the applicant should provide appropriate open space to meet the needs of the proposed development. The Applicant should maximize open space opportunities through improving building layouts, increased	This condition reinforces the intent of the DDOZ standards.

Conditions as Adopted by Council	Conditions as Revised	Staff Comments
	building height, and/or modifying building types proposed.	
14. At the time of each Detailed Site Plan that includes a parking garage within the DSP area, the parking garage shall be modified and designed to incorporate architectural design and/or aesthetic improvements to the facades to the fullest extent practical.	At the time of each Detailed Site Plan that includes a parking garage within the DSP area, the parking garage shall be modified and <u>or</u> designed to incorporate architectural design and/or aesthetic improvements to facades to the fullest extent practical.	This condition was modified to clarify that both new and existing parking garages are subject to this condition.
15. The design and construction of buildings shall utilize a variety of building materials, elevations, roof lines, and design details appropriate to a high quality residential community and reflecting a coherent thematic design approach.	No Change	This condition reinforces a DDOZ regulation.
16. Townhouses shall be rear-loaded and should not exhibit blind gables along Breezewood Drive to the fullest extent practical. There shall be no private residential driveway entrances off of Breezewood Drive. Their design and landscaping should emulate the simplicity and openness of garden apartments and row houses in Historic Greenbelt. Community-based sculpture, pathways creating geometric patterns, extensive glazing, integral balconies, flat roofs doubling as decks, cubical entrance canopies, glass block patterning, curved corners, walls in various light-tone colors with contrasting striping are distinctive elements found in Greenbelt's pre-1945 housing, shopping center and community center.	Townhouses shall be rear-loaded and should not exhibit blind gables along Breezewood Drive to the fullest extent practical. There shall be no private residential driveway entrances off of Breezewood Drive. Their design and landscaping should emulate the simplicity and openness of garden apartments and row houses in Historic Greenbelt. Community-based sculpture, pathways creating geometric patterns, extensive glazing, integral balconies, flat roofs doubling as decks, cubical entrance canopies, glass block patterning, curved corners, walls in various light-tone colors with contrasting striping are distinctive elements found in Greenbelt's pre-1945	The DDOZ specifically addresses the building orientation on Breezewood Drive. The design elements included in the original condition have been added as a separate condition.

Conditions as Adopted by Council	Conditions as Revised	Staff Comments
	housing, shopping center and community center.	
New condition	Residential units should include architectural elements, building design, and high quality materials similar to the examples shown on the revised “Neighborhood Visioning” slides provided in the CSP.	Staff believes this new condition addresses the housing design concern that was originally included in the previous condition. Without a private binding agreement staff does not feel this concern will be adequately addressed through existing regulations.
17. Concurrent with the review and approval of the first Detailed Site Plan for each phase of the redevelopment, the applicant agrees to work with the City to identify opportunities for public art.	Concurrent with <u>At the time of</u> the first Detailed Site Plan for each phase of the redevelopment, the applicant agrees to work with the City to identify opportunities for public art.	This condition reinforces an intention for development stated in the DDOZ standards.
18. At the time of Detailed Site Plan for the corresponding development proposed therein, the following issues shall be addressed: a. Rooflines for all dwelling types shall be varied and provide for appropriate interest to the streetscape 18b. Entrance features shall be submitted for review and shall be appropriately coordinated in design and location. 18c. Special paving materials shall be provided in appropriate areas, such as the amenity core area. 18d. Lighting fixtures throughout the development shall be coordinated in design. 18e. Multifamily buildings within the development shall	Deleted	Staff feels that the issues included in this condition are adequately or more strongly addressed through the DDOZ, DSP, or Landscape Manual requirements.

Conditions as Adopted by Council	Conditions as Revised	Staff Comments
be reviewed to ensure adequate but not excessive parking areas in close proximity to all units. 18f. The location of future bus stops/shelters, pedestrian connections, and crosswalks shall be shown on the plans, subject to the controlling agency/operating authority. 18g. Details (including consideration of waterfalls or fountains) shall be provided for the “Proposed Splash pad and fountains” shown on the Master Redevelopment Plan and detailed in the Statement of Justification. 18h. The dimensions of the proposed pool shall be provided. 18i. Long term viability and maintenance of proposed landscaped areas including use of native plants and need for irrigation shall be addressed		
Recreation		
1. The Preliminary Plan of Subdivision shall address mandatory parkland dedication requirements. Upon approval of the City of Greenbelt, applicant may provide monetary contributions, land, facilities, or a combination thereof to satisfy such requirements. As the City is not within the Metropolitan District, the City must agree to and accept the final proposed recreation/parks program for the redevelopment project.	The Preliminary Plan of Subdivision shall address mandatory parkland dedication requirements, Upon approval of the City of Greenbelt, applicant may provide monetary contributions, land, facilities, or a combination thereof to satisfy such requirements. and since the City is not within the Metropolitan District, the City must agree to and accept the final proposed <u>public</u> recreation/parks program for the redevelopment project. <u>At the time of each Detailed Site Plan for the corresponding development area, the location and details of any public or private recreational</u>	This condition reinforces Sections 24-134 and 24-135 of the Subdivision Regulations.

Conditions as Adopted by Council	Conditions as Revised	Staff Comments
	<u>amenities shall be provided.</u>	
2. In addition to meeting mandatory parkland dedication requirements, the applicant, his successors, and/or assigns, shall provide adequate, private recreational facilities to service the needs of the future population of the Beltway Plaza development. A complete recreational package shall be provided at the time of the first Detailed Site Plan for the corresponding development area. Private recreation facilities and amenities which serve a single property shall not be considered as satisfying this condition.	Deleted	Staff feels that this condition can be deleted because the revisions to Recreation condition 1 ensure consistency with the provisions of Subtitle 24 of the Subdivision Regulations.
3. A determination of adequate recreation facilities shall be made by the City for each phase of the redevelopment pursuant to County requirements.	Deleted	Staff feels that this condition can be deleted because the revisions to Recreation condition one (1) ensure consistency with the provisions of Subtitle 24 of the Subdivision Regulations.
4. The private recreational facilities shall be reviewed by the Urban Design Section of the Development Review Division (DRD) and the City of Greenbelt for adequacy and proper siting, prior to approval by the PGCPB of a Detailed Site Plan for the corresponding development area	Deleted	Staff feels that this condition can be deleted because the revisions to Recreation condition one (1) ensure consistency with the provisions of Subtitle 24 of the Subdivision Regulations.
5. The applicant is responsible for the clean-up, removal of debris, rough grading, and installation of utilities (up to the property line) for any land dedicated to the City of Greenbelt, subject to the City's approval such activities as described herein are to be completed in conjunction with the schedule for construction and improvements, as defined by the ultimate ownership agency, or at the time of land development of any land adjacent to the land	Deleted	At this time there is no land proposed to be dedicated to the City. This issue will be addressed if/when land is proposed to be dedicated to the City.

Conditions as Adopted by Council	Conditions as Revised	Staff Comments
referenced herein.		
6. Open space (to include parks, plazas, sitting areas and gardens) shall be dispersed throughout the proposed development and be included in all phases of the redevelopment. The open space/park network shall (at a minimum) include informal play areas sufficient in size to accommodate informal play activities (i.e., Frisbee, wiffle ball, etc.), plazas, tot lots, playgrounds, and opportunities for active and passive recreation for all ages.	Open space (to include parks, plazas, sitting areas and gardens) shall be dispersed throughout the proposed development and be included in all CSP phases of the redevelopment. The open space/network should (at a minimum) include informal play activities (i.e., Frisbee, wiffle ball, bocce ball, shuffleboard , etc.), plazas, playgrounds, tot lots, and opportunities for active and passive recreation for all ages.	This condition was modified to clarify that the open space requirement applies to the phases as defined by the CSP.

Conceptual Site Plan for Beltway Plaza
REVISED City Council Conditions

Transportation/Circulation

1. The applicant shall work with City Planning staff to design streets and alleys with a view toward fostering maneuverability of non-standard vehicles such as trash trucks, fire trucks, delivery vehicles, etc. throughout the project area.
2. Once implemented, the City of Greenbelt's Complete and Green Streets Policy shall apply to all new City streets and reconstruction of existing City streets, which are subject to the authority of the City of Greenbelt, to the extent practical.
3. At the time of the first Detailed Site Plan, the applicant shall submit a schedule for the design, engineering and construction of streetscape improvements on the property's frontage with Cherrywood Lane.
4. At the time of the first Detailed Site Plan, the applicant shall submit a schedule for the design, engineering, and construction of a contiguous sidewalk along Greenbelt Road and implementation of other streetscape improvements considering those recommended in the Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment, unless modified by Maryland State Highway Administration and/or the Detailed Site Plan. The alignment, design and timing of such sidewalk shall be subject to the approval of the Maryland State Highway Administration, as determined prior to the issuance of the first building permit.
5. At the time of the first Detailed Site Plan the applicant shall be responsible for the evaluation, conceptual design and conceptual engineering of its frontage improvements along Breezewood Drive. At the time of the first detailed site plan the applicant shall provide a schedule for the complete final engineering and construction of said improvements for the property's frontage on Breezewood Drive. Frontage improvements and any off-site improvements (if conditioned at the time of Preliminary Plan of Subdivision) along Breezewood Drive shall be designed pursuant to the applicable design standards of the controlling agency. The applicant shall make an effort to reduce the loss of on-street parking on Breezewood Drive.
6. At the time of the first Detailed Site Plan, the Applicant shall submit a pedestrian/bicycle circulation plan that provides for a pedestrian and bicycle network within the project area to link residential, commercial, transit and civic uses, such as schools and community centers.
7. Right of Way design and construction details for City streets shall be to City standards, as may be modified from time to time-and permitted and inspected by City inspectors, and accepted upon completion.
8. Electric vehicle charging stations should be provided. The feasibility, appropriate number and locations will be determined at the time of each Detailed Site Plan.

9. Detailed site plans that include a townhouse and/or two family attached component shall provide a parking plan that demonstrates that sufficient parking (as suggested in the Parking Requirements of the approved Greenbelt Metro Area and MD 193 Corridor Sector Plan) will be provided. On-street parking on Breezewood Drive or other public roads/streets shall not be included in the Applicant's parking tabulations.
10. At the time of the first Detailed Site Plan the applicant shall explore with Franklin Park at Greenbelt Station, Morning Calm Management, the Greenbelt Metro Station South Core development, and when feasible Greenbelt Metro Station developers on the provision of a local circulator creating a mobile connection between the properties and Greenbelt Metro Station.
11. The applicant shall explore with Prince George's County Department of Public Works and Transportation the installation of a Capital Bikeshare station at Beltway Plaza.
12. At the time of each Detailed Site Plan, the applicant shall submit a transportation circulation plan showing all public transportation stops and amenities.

Environmental

1. As part of any Preliminary Plan of Subdivision submission, the applicant shall submit a Noise Study for review and approval by the requisite approving authority. The Noise Study shall measure noise impacts to the site, provide the required contours, and provide any required mitigation measures to achieve acceptable noise levels.
2. Each Detailed Site Plan should specify that all tree pits along the streets that have shops, restaurants, plazas, and/or other uses shall be connected with a non-compacted soil volume under the sidewalk. Details of how this will be accomplished shall be included on the plans and shall be agreed upon by the Planning Board or its designee. The use of CU-Soil as a structural soil, Silva Cells, or other equal product for shade trees planted in tree pits is strongly encouraged.
3. Where appropriate, Environmental Site Design techniques shall be incorporated in the development to the maximum extent practical by making design, materials, and construction decisions based on environmental considerations. Consideration should be given to Green Building technologies including but not limited to solar, green roofs, permeable pavement, bio-retention/rain gardens, dry wells, and rainwater recycling, etc. where feasible. The applicant shall complete a LEED scorecard or other comparable evaluation criteria for each Detailed Site Plan submitted.
4. All Detailed Site Plans shall show the Environmental Site Design techniques intended for use within the limits of each respective Detailed Site Plan.
5. Detailed site plans shall incorporate CPTED best practices where practical.
6. At the time of the first Detailed Site Plan the applicant shall attempt to engage with Target and Giant to incorporate green features into the surface parking lots along the front of the existing Beltway Plaza Mall, including but not limited to the planting of shade trees, bioretention areas, and landscaped medians.

Urban Design

1. A mix of residential unit types shall be provided to encourage diversity in ownership types, income levels, and age groups. During Phases 1, 2, and 3, consideration, based on market demand and economic feasibility, shall be given to implement cooperative housing, senior housing, affordable housing, workforce housing, co-living, or other alternatives that will increase housing choices and opportunities..
2. Should Prince George's County adopt an inclusionary zoning policy at a future date and the policy is applicable to the project/property the applicant shall agree to evaluate and if feasible incorporate those standards into any Detailed Site Plan that has not been previously approved by the Prince George's County Planning Board.
3. Each Detailed Site Plan that proposes development that faces the existing mall structure shall demonstrate how the proposed development will minimize the visual impact through appropriate screening and landscaping to provide an attractive visual "front" to the homes and residents of the community..
4. At the time of first Detailed Site Plan the applicant will consider opportunities to improve the mall frontage, including but not limited to masking the existing parking structure and incorporating green features into the surface parking lots, where practical/feasible.
5. Detailed Site Plans should consider how parking and access will be provided to serve the existing retail during and after construction.
6. Unless modified, via a modification at the time of each Detailed Site Plan, as provided by the Development District Overlay Zone (DDOZ) regulations, the development shall comply with the standards and regulations of the DDOZ.
7. At the time of each Detailed Site Plan, design consideration should be given to improving any large existing blank building walls that face residential areas or public areas, such as streets, parking lots, recreation areas, or zones of pedestrian activity.
8. Unless modified at the time of Detailed Site Plan, all new signage (not otherwise meeting an exemption to the DDOZ Sign Standards) shall conform to the design guidelines set forth in the Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment.
9. Unless modified at the time of Detailed Site Plan, as required by the Development District Standards, and specified in the Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment, the DSP shall show the location, quantity and dimensions of new gateway signs.
10. For each Detailed Site Plan submitted, the applicant should provide open space to meet the needs of the proposed development.
11. At the time of each Detailed Site Plan that includes a parking garage within the DSP area, the parking garage shall be modified and/or designed to incorporate architectural design and/or aesthetic improvements to the facades to the extent practical

12. The design and construction of buildings shall utilize a variety of building materials, elevations, roof lines and design details appropriate to a high quality residential community, and reflecting a coherent thematic design approach.
13. There shall be no private residential driveway entrances off of Breezewood Drive.
14. Residential units should include architectural elements, building design, and high quality materials similar to the examples shown on the revised “Neighborhood Visioning” slides provided in the CSP.
15. At the time of the first Detailed Site Plan for each phase of the redevelopment the applicant agrees to work with the City to identify opportunities for public art.

Recreation

1. The Preliminary Plan of Subdivision shall address mandatory parkland dedication requirements, and since the City is not within the Metropolitan District, the City must agree to and accept the final proposed public recreation/parks program for the redevelopment project. At the time of each Detailed Site Plan for the corresponding development area, the location and details of any public or private recreational amenities shall be provided.
- .
2. Open space (to include parks, plazas, sitting areas and gardens) shall be dispersed throughout the proposed development and be included in all CSP phases of the redevelopment. The open space/park network should (at a minimum) include informal play areas sufficient in size to accommodate informal play activities (i.e., Frisbee, wiffle ball, bocce ball, shuffleboard, etc.), plazas, tot lots, playgrounds, and opportunities for active and passive recreation for all ages.

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530



Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.

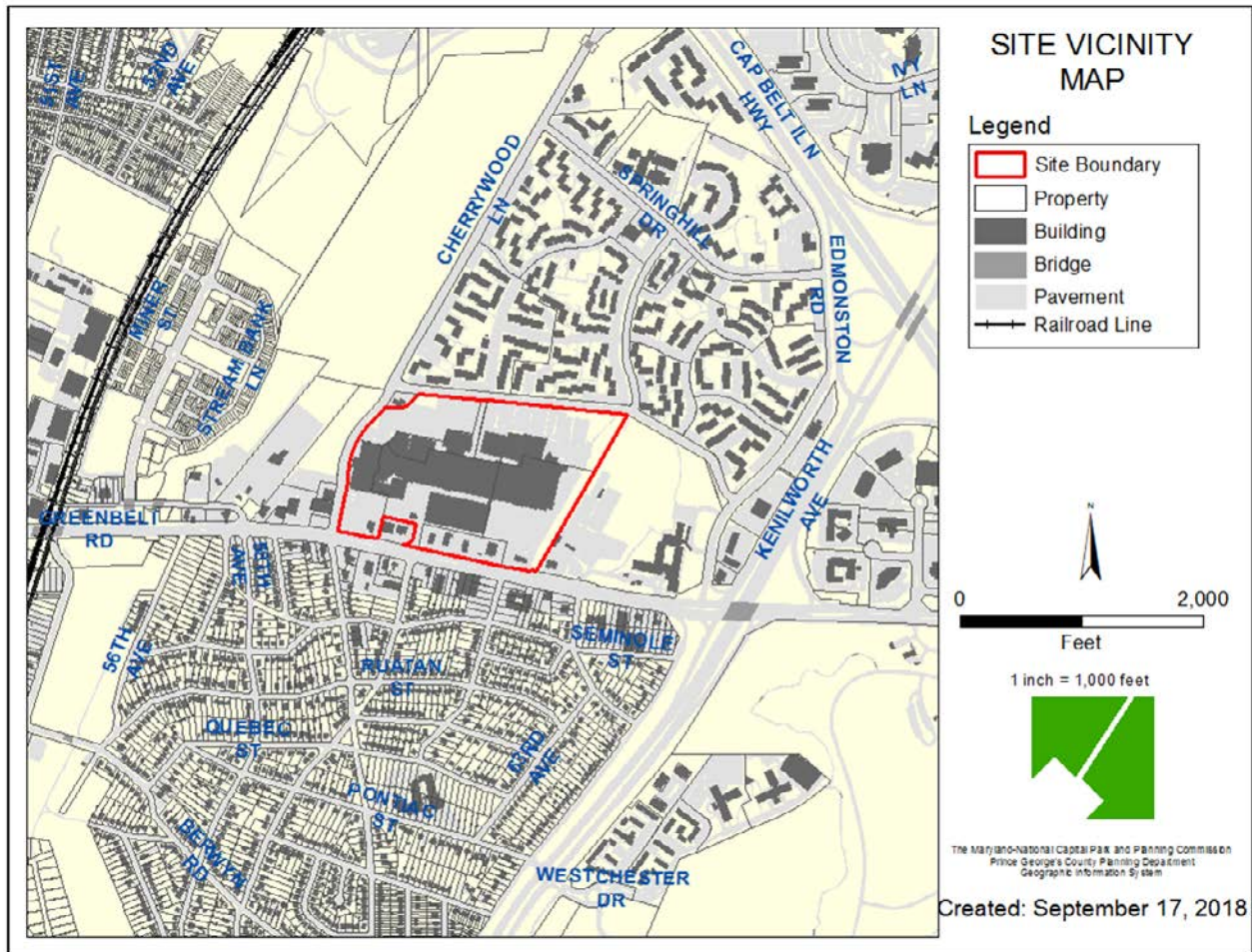
Conceptual Site Plan

CSP-18010

Application	General Data	
Project Name: Beltway Plaza Location: On the north side of MD 193 (Greenbelt Road), south of Breezewood Drive and east of Cherrywood Lane. Applicant/Address: G.B. Mall, LP 4912 Del Ray Avenue Bethesda, MD 20814	Planning Board Hearing Date:	03/14/19
	Staff Report Date:	02/26/19
	Date Accepted:	12/10/18
	Planning Board Action Limit:	Waived
	Plan Acreage:	53.88
	Zone:	M-U-I/D-D-O
	Dwelling Units:	2,500
	Gross Floor Area:	700,000 sq. ft.
	Planning Area:	67
	Council District:	04
	Election District	21
	Municipality:	Greenbelt
	200-Scale Base Map:	210NE05

Purpose of Application	Notice Dates	
A mixed-use, multi-phase project consisting of 175 to 250 two-family or single-family attached dwelling units; 875 to 2,250 multifamily dwelling units; and 435,000 to 700,000 square feet of commercial use	Informational Mailing:	10/03/18
	Acceptance Mailing:	10/03/18
	Sign Posting Deadline:	02/12/19

Staff Recommendation		Staff Reviewer: Henry Zhang, AICP LEED AP Phone Number: 301-952-4151 Email: Henry.Zhang@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE’S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Conceptual Site Plan CSP-18010
Type 1 Tree Conservation Plan TCP1-008-10
Beltway Plaza

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This conceptual site plan application was reviewed and evaluated for compliance with the following criteria:

- a. The 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment* and standards of the Development District Overlay (D-D-O) Zone.
- b. The requirements of the Prince George’s County Zoning Ordinance in the Mixed Use–Infill (M-U-I) and D-D-O Zones and the site design guidelines;
- c. The requirements of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance;
- d. The requirements of other site plan-related regulations;
- e. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

- 1. **Request:** The subject application proposes a conceptual site plan (CSP) for a mixed-use development consisting of 175 to 250 two-family (two-over-two) or single-family attached (townhouse) dwelling units; 875 to 2,250 multifamily dwelling units; and 435,000 to 700,000 square feet of commercial retail use, to be constructed in five phases.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone (s)	M-U-I/D-D-O	M-U-I/D-D-O
Use(s)	Integrated Shopping Center	Single-Family Attached, Two-Family Attached, Multifamily, and Commercial/Retail
Acreage	53.88	53.88
Commercial Gross Floor Area (GFA)	884,320 sq. ft.*	435,000–700,000 sq. ft.
Total Units (Maximum)	-	2,500
Single-Family and Two-family Attached		175–250
Multifamily Dwelling Units		87–2,250

Note: *Per page 208 of the 2013 *Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment*

3. **Location:** The subject site is located on the north side of MD 193 (Greenbelt Road), south of Breezewood Drive and east of Cherrywood Lane. The property is also located in Planning Area 67, in Council District 4.
4. **Surrounding Uses:** The subject property is bounded to the north by the right-of-way of Breezewood Drive, and beyond is a multifamily apartment community, also known as Franklin Park at Greenbelt Station (formerly Empirian Village), which is in the Mixed Use–Infill (M-U-I) and Development District Overlay (D-D-O) Zones. To the west of the subject property, across Cherrywood Lane, is the other part of Beltway Plaza, which is zoned M-U-I and D-D-O; to the east of the subject property is the Greenbelt Middle School site in the Open Space (O-S) Zone. There is a small property zoned Commercial Shopping Center (C-S-C) and D-D-O in the southeast quadrant of the intersection of Cherrywood Lane and Breezewood Drive that is not part of this application. Additionally, the commercially developed existing Parcel BB, which is zoned M-U-I and D-D-O and located north of MD 193, along the southern edge of the subject application, is not part of the CSP.
5. **Previous Approvals:** The 2001 *Approved Sector Plan and Sectional Map Amendment for the Greenbelt Metro Area* rezoned the larger Beltway Plaza, including the subject site, from the Light Industrial (I-1) Zone to the C-S-C Zone and superimposed a D-D-O Zone on the property. In addition, the shopping center was granted a Departure from Sign Design Standards (DSDS-403), which was approved in 1989 (PGCPB Resolution No. 89-555), to allow a maximum of 2,141 square feet of building sign area for the entire Beltway Plaza Mall.

Conceptual Site Plan CSP-05007, formerly referred to as Greenbelt Town Center at Beltway Plaza, was submitted on August 8, 2006, to rezone a portion of the subject property (approximately 15.4 acres) from C-S-C to M-U-I. On January 13, 2011, the Prince George’s County Planning Board heard CSP-05007, but the decision ended in a tie vote. The Prince George’s County District Council never took any action on this CSP. On March 5, 2013, the District Council adopted Council Resolution CR-14-2013 for the purposes of approving and adopting the *Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment* (Greenbelt Metro Area and MD 193 Sector Plan and SMA) and rezoned the entire Beltway Plaza property from C-S-C to M-U-I and D-D-O.

6. **Design Features:** The proposed CSP will introduce a maximum of 2,500 residential dwelling units into an existing commercial shopping center, with a reduction in the commercial square footage. The application will also alter the mix of the retail and commercial services on the site to create a new mixed-use town center with 24-hour vibrancy. The proposal will utilize all existing access points off MD 193 and Cherrywood Lane and create an additional access point off Breezewood Drive to serve the new residential uses. The existing on-site grid street pattern will be further reinforced. Per the applicant's statement of justification (SOJ), the entire development will be constructed in five phases, described as follows:

Phase 1—Residential Transition Zone and Multifamily: Phase 1 contemplates the infill redevelopment of the existing surface parking lot areas on the north side of the subject property. This area is identified as the "Residential Transition Zone," and is generally bounded by Breezewood Drive to the north, and the existing mall "ring road" to the south. This area is proposed to be exclusively residential in character and is anticipated to contain approximately 175 to 250 townhomes and/or two-over-two residential dwelling units, and 100 to 500 multifamily dwelling units. A new street/sidewalk connection opposite Cherrywood Terrace is envisioned, as well as a potential new street connection opposite the existing eastern parking lot entrance. A new vehicular entrance is also envisioned on Cherrywood Lane in order to potentially consolidate multiple existing driveways in that general vicinity. The existing ring road within the Residential Transition Zone is proposed to be converted into a safe, pedestrian-oriented, urban street section with on-street parking, street trees, and street furniture. Multiple amenities, such as pocket parks, mews, sidewalks, and trailhead connections, are conceptually envisioned, along with environmental site design features. A tot lot and a pedestrian connection to the existing Greenbelt Middle School is proposed. Parking along Breezewood Drive would be encouraged to activate the streetscape in this district, as well as the construction of a new sidewalk along the length of the southern portion of Breezewood Drive. Shared parking is proposed in this phase.

Additionally, Phase 1 also includes redevelopment of the area immediately adjacent to the south of the existing surface parking lot areas, on the north side of the subject property, identified as the Residential Transition Zone, proximate to the existing Garage B. This phase contemplates the addition of new multifamily residential dwelling units, utilizing the existing structured parking Garage B, or a possible reconstruction over the existing commercial/retail space. This area is proposed to be predominantly residential in nature, with vertically integrated mixed-uses possible on those commercial anchor spaces that are contemplated for long-term retention. On-site amenities, such as a fitness center, swimming pool, and meeting spaces, will be determined with the detailed site plan (DSP). New residential units in this area are proposed to complement the proposed Residential Transitional Zone units in the northern portion of Phase 1, so as to form a residential-character neighborhood, helping to obscure much of the rear portion of the shopping mall. Shared parking is also proposed in this phase.

Phase 2—Neighborhood Shopping Center: Phase 2 contemplates redevelopment of those areas immediately adjacent to the existing grocery anchor on the western portion of the mall, in the area described as the "neighborhood shopping center" district. This phase will likely require partial demolition of the mall superstructure in order to accommodate a repositioning of the surface parking lot, in order to enhance the utility, function, and accessibility of the grocery store. New development is proposed in the form of multifamily units (possibly age-restricted) on podiums with surface parking underneath. Dwelling unit counts in this area are anticipated to range from 225 to 500 units. A new vehicular and pedestrian connection is envisioned in the front of the grocery anchor, connecting the northern ring road with the parking lot abutting Greenbelt Road. This phase will necessitate reconfiguration of the existing surface parking lot, proximate to the Cherrywood Lane and Greenbelt Road intersection. New replacement commercial development

in this area allows for multiple buildings, anticipated to be ground-floor commercial/retail uses with potential office and flex uses above, totaling 150,000 to 200,000 square feet. A primary vehicular and pedestrian connection from the main entrance on Greenbelt Road to the northern ring road is proposed. Shared parking is proposed in this phase.

Phase 3—Amenity Core and Mixed-Use Neighborhood Core: Phase 3 is the most complex portion of the phased redevelopment of the mall and is the area identified as the “Amenity Core” and “Mixed-Use Neighborhood Core.” This phase will require substantial demolition of large portions of the remaining mall superstructure, with anticipated retention of the existing mall anchor store spaces. New development and replacement commercial yield in this area will generally utilize the existing Garage A, or a possible reconstruction. Dwelling unit counts in this area are anticipated to be up to 725 total units. New replacement commercial space in this area allows for multiple buildings, anticipated to be ground-floor commercial/retail uses with predominantly residential uses above, totaling 125,000 to 175,000 square feet. An intensive amenity core is proposed, along with the timed redevelopment of this area, to anchor the development and provide an outdoor, civic-style gathering space with urban amenities and programmed activities. An urban plaza with amenities, including fountains, a splash pad, meeting/gathering space, an event lawn, and enhanced retail/dining experiences, such as café-style dining, is envisioned as the primary focus of the site. An additional street connection will be made from Garage B to the existing southern ring road. Significant streetscape improvements will be provided, including parallel on-street parking and site furnishings such as benches, trash receptacles, street lights, and bike racks.

Phase 4—Destination Retail Spaces: Phase 4 includes the existing parking lot immediately adjacent to the easternmost retail anchor in the area identified as “destination retail” on the CSP. This phase will require infill of portions of the existing parking lot and a possible newly structured parking facility. The existing retail anchor space is proposed to be retained, with new development being predominantly mixed-use in character. Dwelling unit counts in this area are anticipated to range from 175 to 250 units, and new replacement commercial/retail is anticipated to range from 40,000 to 60,000 square feet. Streetscape improvements are proposed to be expanded to complete the conversion of the ring road into a safe, pedestrian-oriented, urban street section with on-street parking, street trees, and site furnishings such as benches, trash receptacles, street lights, and bike racks.

Phase 5—Retail Pad Sites: This phase includes the existing retail pad sites located in the area identified as “Pad Site Retail,” along the frontage of MD 193. This area offers the highest visibility and convenient access to Greenbelt Road that fills a much-needed convenience and highway retail segment to support the overall retail diversification and community-needs strategies. Views into the site through the pad sites are important to maintain for the overall project benefit, and only limited potential infill of this area is anticipated. Future commercial development in this area allows for the potential of multiple buildings, anticipated to be freestanding or possibly vertical mixed-use, with predominantly office uses above, totaling approximately 15,000 to 25,000 square feet of new space. Repositioning of the pad sites is also possible, in response to future market conditions, and may allow for interior streetscape and pedestrian improvements to the secondary ring road.

The proposed five phases may not be the exact order of the construction, which will be decided by the market and the applicant’s business plan.

COMPLIANCE WITH EVALUATION CRITERIA

7. **2013 Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment and standards of the Development District Overlay (D-D-O) Zone:** The Greenbelt Metro Area and MD 193 Sector Plan and SMA defines long-range land use and development policies, detailed zoning changes, design standards, and a D-D-O Zone for the Greenbelt Metro Metropolitan Center and a portion of the University Boulevard (MD 193) Corridor, west of Kenilworth Avenue (MD 201), to ensure that the development of land meets the goals and objectives of the sector plan. Five themes inform the plan vision and infiltrate every aspect of the future development and redevelopment of the sector plan area: sustainability, connectivity and safety, economic development, neighborhood preservation and conservation, and quality of life.

The SMA (page 202) requires that a CSP be approved prior to a DSP submittal for development within the North Core and Beltway Plaza subareas. These CSPs should outline a comprehensive approach to redevelopment of the subject properties, including a general indication of phasing, future land uses, and future connections to adjacent properties. The submitted CSP provides an indication of phasing and future land uses, as well as pedestrian and vehicular connections to adjacent properties. The applicant's submitted SOJ, dated January 18, 2019, incorporated herein by reference, outlines the proposed comprehensive approach to redevelopment of the property.

The sector plan prescribes specific policies and strategies for redevelopment of the Beltway Plaza on pages 105–108. The sector plan also provides illustrative site plan diagrams that show how the site could evolve in a comprehensive manner. These illustrative site plan diagrams should not be construed as a mandate. The sector plan recognizes that market conditions will dictate specific phasing and uses. Specifically, the sector plan envisions three general stages for the redevelopment of the Beltway Plaza Mall, as follows (page 107):

In the near-term, residential infill and integrated public open spaces are constructed in the rear of the property along Breezewood Drive to frame the street. New landscaping, lighting, and pedestrian paths create a welcoming transition to Franklin Park at Greenbelt Station. Liner uses and appropriate buffering conceal parking. Streetscape improvements are made along MD 193 to complete sidewalk networks and widen existing sidewalks, provide street trees, and accommodate bicycles.

In the medium-term, a new pedestrian and transit- oriented grid system begins to form, bisecting the Beltway Plaza Mall while retaining its principal anchors. Direct road connections from Cherrywood Terrace, Cunningham Drive, and 62nd Avenue are constructed into the core of the site. New high-quality retail uses frame the intersections of MD 193 and Cherrywood Lane and MD 193 and Cunningham Drive, and serve as gateways to the center while retaining many of the mall's pad sites and maintaining unobstructed view corridors to the mall's anchor tenants. The MD 193 streetscape is improved in concert with State Highway Administration improvements to the roadway, with emphasis on dedicated bicycle facilities.

At buildout, the Beltway Plaza Mall will be transformed into a vibrant and competitive mixed-use center featuring a network of walkable streets, pedestrian-oriented development, and attractive open spaces. The mall's largest tenants continue to anchor the site while new retail and office uses, plazas, and pocket parks define its street grid and the MD 193 Corridor.

The proposed five phases in this CSP generally mirror the sector plan's vision for Beltway Plaza and are consistent with the sector plan's policies and strategies.

8. **Prince George's County Zoning Ordinance:** The subject CSP has been reviewed for compliance with the requirements of the M-U-I and D-D-O Zones and the site plan design guidelines of the Zoning Ordinance.
- a. The subject application is in conformance with the requirements of Section 27-548.22 (Uses) of the Zoning Ordinance, which governs uses in the D-D-O Zone. The proposed townhouses, two-family attached and multifamily dwelling units, and a variety of commercial/retail uses are permitted in the M-U-I and D-D-O Zones.
 - b. In accordance with Section 27-548.25 (Site Plan Approval) of the Zoning Ordinance, the proposed development will be subject to DSP review prior to obtaining building permits. This section further requires a DSP approval that is consistent with D-D-O Zone standards. Since this is a CSP, the site's conformance with the D-D-O Zone standards, such as building form, parking, lighting, and signage, will be reviewed at the time of DSP.
 - c. Section 27-274 of the Zoning Ordinance provides design guidelines regarding parking, loading and circulation, lighting, views, green area, site and streetscape amenities, grading, service areas, public spaces, and architecture. The CSP has been reviewed and found to be in conformance with the applicable site design guidelines contained in Section 27-274(a), summarized as follows:
 - (2) **Parking, loading, and circulation.**
 - (A) **Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site.**
 - (B) **Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians.**
 - (C) **Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers.**

The proposed CSP illustrates that all parking and loading areas are located and designed to provide safe and efficient vehicular and pedestrian circulation throughout the entire site.

- (3) **Lighting.**
 - (A) **For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the design character.**

This CSP anticipates that at least some activities will take place in the evening and will provide adequate lighting levels for safe vehicular and pedestrian movements. The site lighting will provide new residents and future patrons of the commercial/lifestyle component with a bright, safe atmosphere, while not causing a glare or spilling onto adjoining properties, as the applicant would anticipate using full cut-off light fixtures.

(4) Views.

(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.

This plan is designed to preserve, create, or emphasize views from the public roads and adjoining property. All buildings will be designed to provide a modern, clean, and strong presence along road frontages. Other views and public areas will be emphasized through the anticipated use of sitting areas, along with sidewalks, to collectively connect the various components of the project.

(5) Green Area.

(A) On site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use.

An amenity core is proposed to anchor development and provide attractive outdoor places that promote an engaged user experience and diverse socialization. This proposed amenity core establishes a well-positioned, civic-style gathering space and plaza with amenities and uses that provide four seasons of interest. Amenities within the core include fountains, a splash pad, landscape planting, meeting/gathering space, an event lawn, and enhanced retail/dining experiences, such as café-style dining. The primary focus of the site is geared toward the retail and dining experience.

Plantings within the proposed stormwater facilities will be developed to enhance the surrounding settings by incorporating native and resilient plant communities. These location-specific planting designs will provide the biology necessary to complete each living system within the facility and potentially reduce maintenance costs. The proposed stormwater facilities are viewed as potential site assets and habitat opportunities that tie together spaces, while providing improved water quality.

The experience of the site will be largely dictated by strategic, aesthetic landscape planting that will encourage circulation, enhance architecture, and compliment the hardscape throughout the development. Planting will be sensitively located to provide adequate view sheds to complimentary spaces to further engage the user. Each proposed green area and its subsequent vegetative enhancement will be assessed for both context hardiness and ecological benefit to the development.

(6) Site and streetscape amenities.

- (A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site.**

The proposed site and streetscape amenities will contribute to an attractive and coordinated development. That is, the site fixtures will be of a durable, high-quality material and will be attractive, which will enhance the site for future residents and patrons. Within a number of the phases, additional street connections and streetscape amenities are proposed.

(7) Grading.

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts.**

Although the vast majority of the site is currently developed, grading will be necessary. Nevertheless, all grading and landscaping will help to soften the overall appearance of the improvements, once constructed. To the fullest extent practical, all grading will be designed to minimize disruption to existing topography.

(8) Service Areas.

- (A) Service areas should be accessible, but unobtrusive.**

Service areas, such as loading areas to serve the commercial retail development, will be conveniently located and screened. Where possible, service areas will be designed to serve multiple buildings, so that the number can be limited.

(9) Public Spaces.

- (A) A public space system should be provided to enhance a large-scale commercial, mixed use, or multifamily development.**

Numerous public spaces have been envisioned on the site to serve different uses. A centrally located public green has also been proposed. Additional design aspects will be provided at the time of DSP review.

(10) Architecture.

- (A) When architectural considerations are references for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with unified, harmonious use of materials and styles.**

- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with section 27-277.**

Architectural elevations are not required at the time of CSP. However, the CSP complies with the design guidelines by providing images of possible architecture of high quality. At the time of DSP, the applicant will ensure that all architecture for the residential units and commercial/retail redevelopment will provide a high quality of building materials and a variety of architectural elements.

(11) Townhouses and Three-Family Dwellings.

- (A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.**
- (B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.**
- (C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.**
- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.**
- (E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.**

(F) Attention should be given to the aesthetic appearance of the offsets of buildings.

The CSP complies with the design guidelines by providing images of possible future townhouse models to be used on this site. At the time of DSP, the applicant will ensure that all townhouses will be of high quality.

Additional design guidelines governing lighting, architecture, grading, and site and streetscape amenities will be reviewed at the time of DSP, when the specific information is available.

9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because the property has previously approved tree conservation plans (TCP). A Type 1 Tree Conservation Plan, TCP1-008-10, was submitted with this CSP. This site is proposed to be phased in the future (five phases total). The previously approved and implemented TCP2 was not phased, and only covered a portion of the subject property, so a separate TCP2 will be required at the time of DSP.

An approved Natural Resources Inventory Equivalency Letter, NRI-156-2018, was issued for this application. However, the letter states that a full NRI, with a simplified forest stand delineation, will be required for all future applications covering the entire land area included in the application, approved under the current regulations.

The site has an overall woodland conservation threshold of 15 percent or 8.08 acres. A total of 0.89 acre of woodlands are proposed to be cleared with all phases. According to the worksheet, the cumulative woodland conservation requirement for all phases of development is 8.97 acres. The TCP1 proposes to meet this requirement through a combination of 1.39 acres of preservation and 7.28 acres of fee-in-lieu, in the amount of \$99,055.44. Staff does not support the use of fee-in-lieu with this project, as the total conservation requirement exceeds the one acre or less requirement, and the proposed fee-in-lieu will not address a specific identified countywide conservation priority. Therefore, a revision to demonstrate how the woodland conservation will be met is required. Staff supports the use of further on-site or off-site mitigation, instead of fee-in-lieu. In addition to the removal of the fee-in-lieu, there are several minor revisions that need to be addressed on the TCP1. These revisions are specified in the recommended conditions below.

10. **Other site plan-related regulations:** Additional regulations are applicable to site plan review that usually require detailed information, which can only be provided at the time of DSP. The discussion provided below is for information only.
- a. **2010 Prince George's County Landscape Manual**—The Applicability and Administration Section of the Greenbelt Metro Sector Plan and SMA (page 202) specifically states that development district standards replace comparable standards and regulations required by the Zoning Ordinance or the *Prince George's County Landscape Manual* (Landscape Manual). For development standards not covered by the Greenbelt Metro Area and MD 193 Corridor D-D-O Zone, the Zoning Ordinance and the Landscape Manual shall serve as the requirements. This development in the M-U-I and D-D-O Zones will be subject to the development district standards and requirements of the Landscape Manual, at the time of DSP.

- b. **Prince George's County Tree Canopy Coverage Ordinance**—Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a building or grading permit for more than 5,000 square feet. Properties zoned M-U-I are required to provide a minimum of 10 percent of the gross tract area covered by tree canopy. The subject site is 53.88 acres in size and the required TCC is 5.4 acres. Conformance with the requirements of the Tree Canopy Coverage Ordinance will be ensured at the time of DSP for the subject project.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral memoranda are incorporated herein by reference in this report, and the major comments are summarized, as follows:

- a. **Historic Preservation**—In a memorandum dated December 28, 2018 (Stabler to Zhang), the Historic Preservation Section indicated that the subject property is adjacent to the Greenbelt National Register Historic District (67-004-00). There are no Prince George's County historic sites or districts on or adjacent to the subject property. This proposal will not impact any historic sites, historic resources, or known archeological sites. The Historic Preservation Section recommends approval of this application, with no conditions.
- b. **Community Planning**—In a memorandum dated February 5, 2019 (Dodgshon to Zhang), the Community Planning Division provided a discussion of the general plan's vision for this area, as well as a discussion of the sector plan's recommendations. Pursuant to Part 3, Division 9, Subdivision 2, of the Zoning Ordinance and the Greenbelt Metro Area and MD 193 Corridor D-D-O Zone, sector plan conformance is not required for this application. Development must show compliance with the development district standards during the DSP process.
- c. **Transportation Planning**—In a memorandum dated February 7, 2019 (Masog to Zhang), the Transportation Planning Section provided comments on this application, as follows:

The approval of the CSP is subject to the findings given in Section 27-276(b) of the Zoning Ordinance and the referenced site design guidelines, which contain no transportation adequacy-related references or requirements. For these reasons, a traffic study was not required for review with this application. It shall be noted that this site will need to go through the preliminary plan of subdivision (PPS) process, and transportation adequacy will be reviewed at that time.

The application is a CSP for a mixed-use development consisting of uses having the following trip generation (with the use quantities shown in the table at the upper end of the ranges specified in the SOJ):

Trip Generation Summary: CSP-18010 Greenbelt Town Center at Beltway Plaza								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Retail	700,000	square feet	317	194	511	1059	1148	2207
Less Pass-By (20 percent per Guidelines)			-63	-39	-102	-212	-230	-442
Net Trips for Retail			264	155	419	847	918	1765
Townhouse/ Two-Over-Two	250	units	35	140	175	130	70	200
Multi-Family	2250	units	225	945	1170	878	473	1351
Net Trips for Residential			260	1085	1345	1008	543	1551
Total Proposed Trips			524	1240	1764	1855	1461	3316

When reviewing these trips, the following must be noted:

- The trips are based on the maximum levels of development given in the SOJ. The ultimate proposed development mix will involve lower quantities than shown above.
- The site contains a large retail center that has not been factored into the above analysis, and any adequacy determination will be based on net new trips, and not the total.
- By being mixed-use, many trips generated will remain internal to the site, and this effect has not been considered in the above chart.
- There may be other trip generation rates and/or reductions that are proposed by the applicant at the time of PPS.

Access and circulation have been reviewed. With six proposed access points (two each to MD 193, Cherrywood Lane, and Breezewood Drive), access is acceptable. The issue of access will be further examined during later stages of review. A greater concern involves private streets on the site and street cross sections that will be used. Particularly near residences, streets should have lighting, landscaping, and amenities for walkers, and this will be examined during later stages of review.

Cherrywood Lane is a master plan collector roadway with a proposed width of 80 feet. The current right-of-way is adequate, and no additional dedication is required from this plan. MD 193 is a master plan arterial with a right-of-way varying from 120 feet to 200 feet. The current right-of-way is adequate, and no additional dedication is required from this plan.

The Transportation Planning Section concluded that, from the standpoint of transportation, it is determined that this plan is acceptable and meets the findings required for a CSP, as described in the Zoning Ordinance.

- d. **Subdivision Review**—In a memorandum dated December 18, 2018 (Davis to Zhang), the Subdivision Review Section provided multiple comments that were addressed with revised plans, as well as the following information.

Pursuant to Section 24-121(a)(3) of the Subdivision Regulations, when lots are proposed on land adjacent to an existing or planned roadway of arterial or higher classification, they shall be designed to front on either an interior street or service road. The applicant is proposing lots adjacent to MD 193, a master-planned arterial. The CSP indicates that existing access points to the site from MD 193 are to remain. Continued access to MD 193, as proposed, will require approval of a variation from Section 24-121(a)(3) at the time of PPS.

All the proposed lots will need to have direct access to and frontage on a public street. The status of the proposed interior streets will need to be determined at the time of PPS and must conform to Section 24-128 of the Subdivision Regulations.

Any residential dwelling units adjacent to MD 193, a master-planned arterial roadway, may be subject to noise impacts above the state standard for interior (45 dBA Ldn) and exterior activity areas (65 dBA Ldn). A Phase II noise study may be required at the time of PPS to ensure that the spatial relationships can accommodate mitigation measures, if appropriate.

Pursuant to Section 24-121(a)(4), any residential lots or parcels adjacent to MD 193 will be required to have a minimum lot depth of 150 feet.

- e. **Environmental Planning**—In a memorandum dated February 5, 2019 (Juba to Zhang), the Environmental Planning Section indicated that Christiana complex soils are mapped on this property. Christiana complexes are considered unsafe soils that exhibit shrink/swell characteristics during rain events, which make it unstable for structures. A geotechnical review is not required at this time, but a soils report may be required by the Prince George’s County Department of Environmental Resources (DOE) in future phases of development.

The site has an approved Stormwater Management Concept Plan, 46825-2005-02, and associated letter that is in conformance with the current code, which is valid until September 19, 2019. The approved concept plan is consistent with the CSP.

The Environmental Planning Section recommends approval of this CSP, with conditions regarding minor revisions to the TCP, that have been included in the Recommendation section of this report.

- f. **Trails**—In a memorandum dated February 1, 2019 (Lewis-DeGrace and Masog to Zhang), the trails planner reviewed the CSP application for conformance with the 2009 *Approved Countywide Master Plan of Transportation* and the Greenbelt Metro Area and MD 193 Corridor Sector Plan and SMA, in order to implement planned trails, bikeways, and pedestrian improvements. The trails planner provided an extensive discussion on issues, such as sidewalks, bicycle parking and improvements, alignment of the master plan trails, and cross sections of the proposed roadways, that must be addressed at the time of PPS and DSP reviews. Two trails-related conditions have been included in the Recommendation section of this report.

- g. **Prince George’s County Department of Parks and Recreation (DPR)**—In a memorandum dated February 10, 2019 (Sun to Zhang), DPR stated that the subject property is located outside of the Maryland-Washington Metropolitan District and within

the City of Greenbelt municipal boundary. The subject property is not adjacent to any existing parkland and the development has no impact on existing parkland. According to Section 24-134 (a) of the Subdivision Regulations, at the time of PPS, the subject development will be exempt from mandatory dedication of parkland to the Maryland-National Capital Park and Planning Commission.

- h. **Maryland State Highway Administration (SHA)**—At the time of the writing of this technical staff report, SHA did not offer comments on the subject application.
- i. **Prince George’s County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on the subject application.
- j. **Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated February 22, 2019, DPIE stated that the proposed CSP is consistent with the approved site development concept plan for stormwater management on the subject site.
- k. **Prince George’s County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
- l. **Prince George’s County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on the subject application.
- m. **City of Greenbelt**—The Greenbelt City Council’s resolution, dated February 20, 2019, is incorporated herein by reference. The City Council reviewed the application and voted 4 to 1, on February 11, 2019, to support the CSP, with 45 conditions. City staff and the applicant have worked together, but are not in full agreement on the proposed conditions, which are vital to the Council’s support of the application. These conditions were provided under several subtitles, including Transportation/Circulation, Environmental, and Urban Design, and Recreation. The Urban Design Section has reviewed all of the conditions and provides the following responses:

The majority of the Transportation/Circulation conditions involve street, alley, and sidewalk improvements, as well as bicycle parking and electric vehicle charging stations, that are issues to be reviewed at time of PPS and DSP, when adequacy of public facilities and specific site details are analyzed. This applies as well to requests for a parking plan, a circulation plan, an exploration of a circulator bus, and a bikeshare stations. The applicable D-D-O Zone has various standards relative to these issues that will need to be met in future applications.

The environmental conditions involve a noise study, which is a required submittal element at the time of PPS, soils for street trees, environmental site design, police services, crime prevention through environmental design best practices, and green features in surface parking lots.

Urban design conditions relate to requiring a diversity of housing unit types and limiting townhouse units, neither of which is a requirement of the zoning or the CSP. They also

require conformance with potential future zoning policy, integration, and improvements of the existing mall, including its parking, architecture, art, signage, paving, and lighting.

Recreation conditions require addressing mandatory land dedication requirements, providing private facilities, review by the City of Greenbelt, and requirements for the facilities and land.

Again, all of these issues mentioned will be reviewed at time of PPS and DSP, when adequacy of public facilities and specific site details are analyzed. The applicable D-D-O Zone has various standards relative to these issues that will need to be met in future applications.

12. Based on the foregoing and as required by Section 27-276(b)(1), the CSP, if approved with the proposed conditions below, represents a reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

13. Section 27-276(b)(4) provides the following required finding for approval of a CSP:

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

According to the submitted plans, there are no regulated environmental features located on-site or immediately adjacent to the site. Therefore, this finding can be said to have been met, as there are no features to preserve or restore on the subject property.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Conceptual Site Plan CSP-18010 and Type 1 Tree Conservation Plan TCP1-008-10 for Beltway Plaza, subject to the following conditions:

1. Prior to certificate approval of the conceptual site plan, the following revisions shall be made, or information shall be provided:
 - a. Revise the title block to remove the text “Phasing Plan” under “Conceptual Site Plan.”
 - b. Show the existing platted 10-foot-wide public utility easements (PM 218-95).
 - c. Revise the Type 1 tree conservation plan (TCP1), as follows:
 - (1) Add the TCP1 case number to each of the TCP1 approval blocks.
 - (2) Revise the TCP worksheet to remove the use of fee-in-lieu as the remaining requirement and show it to be met with off-site woodland conservation, after all on-site methods have been exhausted.

- (3) Revise the TCP worksheet to ensure that each phase of the project meets its woodland conservation requirement at the time of its implementation, instead of meeting it as part of a later phase of development.
 - (4) Revise all woodland preservation areas to meet the minimum size requirements to receive credit.
 - (5) Remove all woodland preservation from paved areas.
 - (6) Remove all woodland preservation within five feet of travel aisles and parking areas and within, or adjacent to, parking lots.
 - (7) Remove all woodland preservation within 10 feet of areas used for truck loading, unloading, or service areas.
2. Prior to acceptance of a preliminary plan of subdivision, the applicant shall:
 - a. Submit a bicycle and pedestrian exhibit depicting the master plan trails, bikeways, and sidewalks that will be provided on the subject site.
 - b. Provide cross sections for all internal roads that includes dimensions for the sidewalks and any on-road bicycle facilities.
3. Prior to approval of a detailed site plan for the project, the applicant shall provide sidewalks on both sides of all internal roads, consistent with the Complete Streets policies of the 2009 *Approved Countywide Master Plan of Transportation*.

February 18, 2019

Chair Elizabeth M. Hewlett
 Prince George's County Planning Board
 14741 Governor Oden Bowie Drive
 Upper Marlboro, MD. 20772

RE; Conceptional Site Plan (CSP 18010) – Beltway Plaza

Dear Chair Hewlett:

The Greenbelt Community Development Corporation (GCDC) is supportive of the Conceptional Site Plan for Beltway Plaza that is being presented to the Planning Board by Quantum Companies and their consulting partners. The GCDC thinks that the Mixed Use Renovation of the Beltway Plaza area does the following things for the area:

1. Updates the mall so that it is more attractive to consumers;
2. Provides a place to live, shop and find entertainment within a walk able area.
3. Gets away from a covered mall concept that is being converted all over the United States to a mixed use model;
4. Remodels and updates retail space;
5. Provides the possibility of affordable housing for seniors, disabled and multi-families;
6. Increases the tax base with the addition of various types of house such as condos, townhouses and apartments;
7. Increases amenities such as restaurants, open spaces to eat and places to sit, shuttle transportation throughout the remodeled area, and play areas for children; and
8. Complements the Greenbelt Boulevard Project proposed by the Urban Land Institute and that GCDC also supports.

We realize that the Conceptual Site Plan is only the first step in the process of the development, but we are excited about the possibilities and committed to working with the City of Greenbelt, Beltway Plaza/Quantum and the Prince George's County Planning Board through to the completion of his project.

Sincerely,

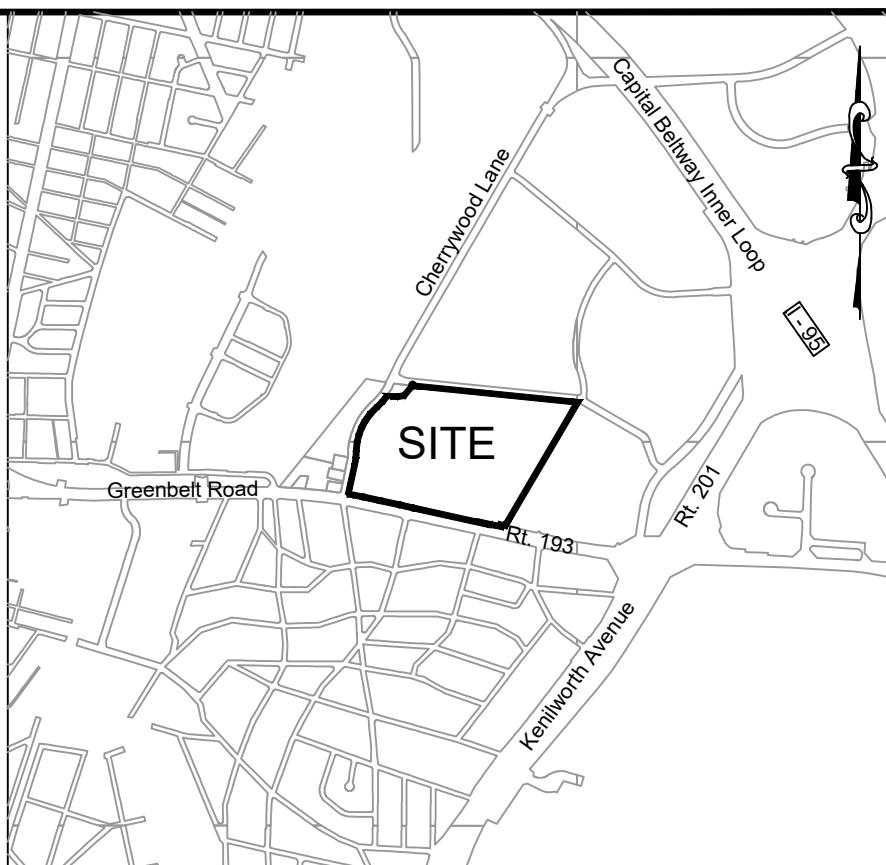
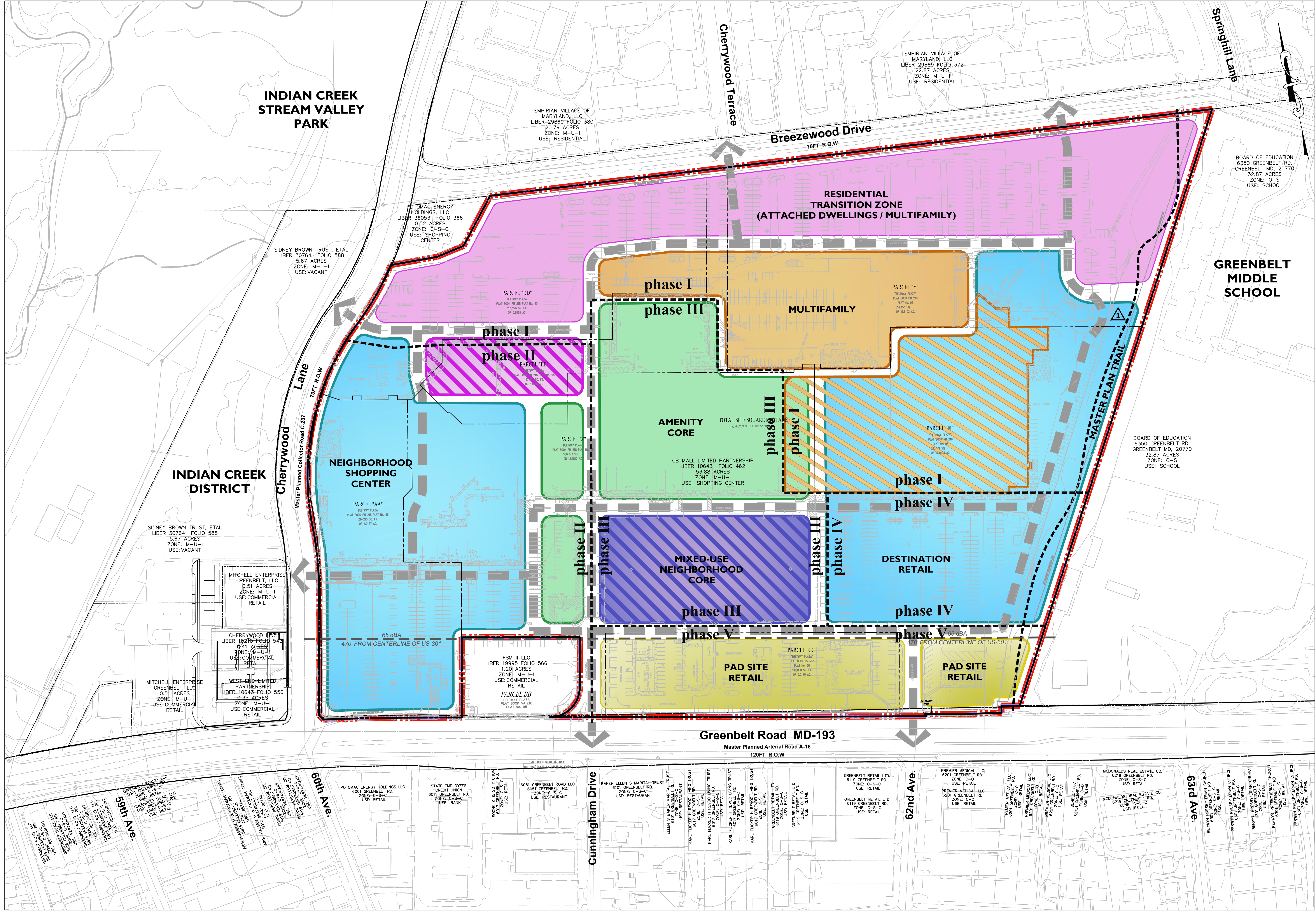


Susan A. Walker. President
 Greenbelt Community Development Corporation

CC: Greenbelt City Council, Quantum

PHASING PLAN CSP-18010^Δ

BELTWAY PLAZA



LEGEND

- SUBJECT PROPERTY BOUNDARY
- PROPOSED PRIVATE ROAD
- PROPOSED SITE ACCESS
- MASTER PLAN TRAIL
- RESIDENTIAL (MULTI-FAMILY)
- RESIDENTIAL (ATTACHED DWELLINGS / MULTI-FAMILY)
- RESIDENTIAL (SENIOR LIVING)
- COMMERCIAL RETAIL AREA
- MIXED - USE
- CORE AREA
- RESIDENTIAL (MULTI-FAMILY OVER EXISTING COMMERCIAL)
- FUTURE COMMERCIAL

THIS BLOCK IS FOR OFFICIAL USE ONLY
OR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.

M-NCPPC APPROVAL

PROJECT NAME: BELTWAY PLAZA

PROJECT NUMBER: CSP-18010

For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet.
Revision numbers must be included in the Project Number.

New Approval Block

REVISION	DATE	REVISION	DATE	REVISION	DATE	Owner/Developer:	BELTWAY PLAZA	RODGERS CONSULTING	CONCEPTUAL SITE PLAN PHASING PLAN	SCALE: 1"=100'
1. Address SDRC Comments	5/18/19					Quantum Companies c/o Fred Wine The Quantum Building 4912 Del Ray Avenue Bethesda, MD 20814	ELECTION DISTRICT No. 21 PRINCE GEORGE'S COUNTY, MARYLAND TAX MAP 26.34 GRID A1,A4,B1,B4,C4 200 FOOT MAP 21NE05,21NE06,21NE05,21NE06	1101 Mercantile Lane, Suite 280, Largo, Maryland 20774 Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com	BY: _____ DATE: _____	JOB No. 1287A DATE: 9/2018 SHEET No. 2 OF 2

City Council Agenda Item Report

Meeting Date: March 11, 2019

Submitted by: Joe McNeal

Submitting Department: Recreation

Item Type: OTHER BUSINESS

Agenda Section:

Subject:

Award of Bid – Outdoor Pool White Coat

Suggested Action:

Reference:

White Coat Contract Award Memo

Outdoor Pool Whitecoat Bid Documents

Bid Proposal Forms

The white coat is the “plaster” like material on the exposed surface of a pool and typically lasts 8 to 10 years. The white coat of the outdoor pool at the Aquatic and Fitness Center (AFC) was last replaced in 2011. The white coat of the outdoor pool at the AFC is showing signs of wear and needs to be replaced. In FY 2019 the City budgeted \$54,600 in the Capital Projects Fund to replace the outdoor pool white coat and to resurface the zero depth / beach entrance.

A bid solicitation for the work was published and advertised in the Greenbelt News Review, the E-Maryland Marketplace website and the City website in January of 2019 with a bid opening on February 26, 2019. The City received four (4) bids for the project (2019-1).

Staff contacted the references provided by bidding firms and all received positive references. The lowest bid was provided by Wilcoxon Construction, Inc. (WCI). In the past, the City has used WCI many times for white coat work at both the indoor and the outdoor pool and we have been very satisfied with their workmanship, professionalism and customer service. The City desires the work be completed by May 10, 2019 to allow for inspection and approval of the work prior to opening the outdoor pool Memorial Day Weekend 2019.

Re-plastering a pool is a very specialized type of work requiring unique skills and expertise. Wilcoxon Construction Inc. (WCI) is known to provide high quality work based on references received and experiences the City has had with the firm. Additionally, WCI was the lowest bidder on this project. The WCI bid exceeds the amount budgeted by \$3,345, however the fund balance in Capital Projects is sufficient to cover the additional cost.

Staff recommends awarding the Outdoor Pool White Coat (2019-1) contract to Wilcoxon Construction Inc. located at 15120-A Southlawn Lane, Rockville, Maryland 20850 in the amount of \$57,945.

Council approval is sought.

Attachments:

[White Coat contract award memo 2019.pdf](#)

[Outdoor Pool Whitecoat Bid Documents \(2\).pdf](#)

[Bid Proposal Forms.pdf](#)

MEMO

DATE: 3/07/2019
TO: NICOLE ARD, CITY MANAGER
CC: GREG VARDA, CO-ACTING DIRECTOR OF RECREATION
DAVID MORAN, ASSISTANT CITY MANAGER
FROM: JOE MCNEAL, CO-ACTING DIRECTOR OF RECREATION
STEPHEN PARKS, AQUATIC & FITNESS CENTER SUPERVISOR
RE: AWARD OF CONTRACT FOR REPLASTERING OF OUTDOOR POOL

Background

The white coat is the “plaster” like material on the exposed surface of a pool and typically lasts 8 to 10 years. The white coat of the outdoor pool at the Aquatic and Fitness Center (AFC) was last replaced in 2011. The white coat of the outdoor pool at the AFC is showing signs of wear and needs to be replaced. In FY 2019 the City budgeted \$54,600 in the Capital Projects Fund to replace the outdoor pool white coat and to resurface the zero depth / beach entrance.

Discussion

A bid solicitation for the work was published and advertised in the Greenbelt News Review, the E-Maryland Marketplace website and the City website in January of 2019 with a bid opening on February 26, 2019. The City received four (4) bids for the project (2019-1). The company names and bid amounts are as follows;

Vendor Name	Bid
All State Technology, Inc.	\$78,000
American Pool	\$64,477
Colossal Contractors	\$134,800
Wilcoxon Construction Inc.	\$57,945

Staff contacted the references provided by bidding firms and all received positive references. The lowest bid was provided by Wilcoxon Construction, Inc. (WCI). In the past, the City has used WCI many times for white coat work at both the indoor and the outdoor pool and we have been very satisfied with their workmanship,

professionalism and customer service. The City desires the work be completed by May 10, 2019 to allow for inspection and approval of the work prior to opening the outdoor pool Memorial Day Weekend 2019.

Recommendation

Re-plastering a pool is a very specialized type of work requiring unique skills and expertise. Wilcoxon Construction Inc. (WCI) is known to provide high quality work based on references received and experiences the City has had with the firm. Additionally, WCI was the lowest bidder on this project. The WCI bid exceeds the amount budgeted by \$3,345, however the fund balance in Capital Projects is sufficient to cover the additional cost.

Staff recommends awarding the Outdoor Pool White Coat (2019-1) contract to Wilcoxon Construction Inc. located at 15120-A Southlawn Lane, Rockville, Maryland 20850 in the amount of \$57,945. Approval is sought.

ATTACHMENTS:

- Bid Solicitation
- Bid Proposal Forms

OUTDOOR POOL RE-PLASTERING BID # 2019-1

INVITATION TO BID AND SPECIFICATIONS

The City of Greenbelt, Maryland, invites sealed bids from experienced contractors to furnish material and labor for the repair and re-plastering (whitecoat) and re-surfacing of the zero depth/beach entry at the outdoor pool of the Greenbelt Aquatic and Fitness Center, 101 Centerway, Greenbelt, Maryland 20770:

The Invitation to Bid may be obtained from the City of Greenbelt website (www.greenbeltmd.gov), from eMaryland Marketplace (<http://emaryland.buyspeed.com>), or in person from the City of Greenbelt, Finance Office between 9:00 a.m. and 4:00 p.m. Bids will be received in the City of Greenbelt, Finance Office at 25 Crescent Road, Greenbelt, Maryland 20770 in a sealed envelope marked: **“Outdoor Pool Re-Plastering Bid# 2019-1”** until **10:00 a.m. SHARP, Tuesday, February 26, 2019**

ATTACHMENTS

The following items constitute the full bid package:

- | | |
|---------------|---------------------------------------|
| Attachment A: | Scope of Project |
| Attachment B: | I. Materials Specifications |
| | II. Bid Submission Requirements |
| | III. Procedures for Award of Bid |
| | IV. Inspection and Payment Procedures |
| | V. Extra Work |
| | VI. References |
| | VII. Insurance |
| | VIII. Bid Proposal |
| Attachment C: | I. Bid Proposal Form |

ATTACHMENT A

PROJECT SCOPE

The City of Greenbelt, Maryland, invites sealed bids for furnishing of material and labor for the repair and re-installation of white plaster (whitecoat) and resurfacing of zero depth beach entry at the outdoor pool of the Greenbelt Aquatic and Fitness Center, 101 Centerway, Greenbelt, Maryland 20770.

Site Location: Greenbelt Aquatic and Fitness Center – Outdoor Pool, 101 Centerway, Greenbelt, Maryland 20770.

Project Manager: Stephen Parks, Aquatic and Fitness Center Supervisor
Phone: 240-542-2182 or sparks@greenbeltmd.gov

Performance of Work:

The Work is to be completed no later than Friday, May 10, 2019. Any work beyond the date identified above shall be agreed to in advance by the City Manager (or her designee). The work includes all that is necessary to provide a fully complete and professional re-plastering (white coat) of the outdoor pool and re-surfacing of the zero depth beach entry at the outdoor pool of the Greenbelt Aquatic and Fitness Center and all associate work, including but not limited to:

1. Prepare surface and re-plaster the outdoor pool (white plaster)
2. Cut and chip along the sides of the tiled racing lanes and targets replace and repair any tile damaged during process.
3. Remove up to 50 square feet of un-bonded plaster.
4. Cover the stainless steel gutters, drain covers and returns to protect during plaster operation.
5. Install a bead of caulk at the joint where the bottom of the stainless steel guttering and the pool shell meet. The caulking will be covered over by the plaster.
6. Remove existing expansion joint tile and caulk and install a row of tile on each side of the interior pool expansion joint and caulk.
7. Install three (3) rows of two inch (2") tile equal to a width of 6 inches at the water line of the zero depth entrance.
8. Prepare Zero Depth/Beach Entrance and tiled bulk head area for installation and install Wet Edge Luna Quartz aggregate pool finish (or product consisting of equal quality materials, finish, color selection and durability) to same areas.
9. Provide owner with instructions for filling the pool for proper curing. Contractor will start pool filling; the City of Greenbelt is responsible for turning off the water. Contractor will provide sequestering agent to handle the following additives in the water: rust, iron, magnesium, and any bi-product from copper piping and cast iron pipes. The specific product to be used is GLB Super Sequa Sol.

The vendor will thoroughly prepare the existing surface to properly receive the marbelite coating. This shall include sawing the marbelite immediately below the water line, chipping old marbelite back approximately 1 1/2" from around fittings, etc. The entire surface of the marbelite shall be cleaned to remove bodily oil, suntan lotion and any other debris to obtain a good bonding surface. Upon completion of cleaning, apply Bond Coat bonding agent to surface.

All debris resulting from the removal and installation of new surface shall be collected and removed daily and not accumulate for later pick-up. It is critical to minimize disruption to the facility and its clients, as well as other city residents and visitors, and to exercise every safety precaution. In addition, the preservation and protection of interior surfaces and surrounding areas which encompass the work area is extremely important, with any disturbance or damages to be restored by the vendor immediately upon completion. If not, an amount equal to the amount of the damage(s) will be deducted from the final payment to the vendor. All workers will be expected to maintain a professional demeanor. A site visit with the Aquatic and Fitness Center Supervisor (or his designee) is strongly encouraged as part of this bid submission to ensure that all details of installation methods are understood.

The vendor is responsible for complying with all related product instructions as well as OSHA/MOSHA requirements for work protection and fire/life safety.

It will be the responsibility of the Vendor to obtain all required permits for the Work included in the Project Scope, including County and City permits.

WARRANTY

The Vendor shall warrant the products and associated work, agreeing to repair the work performed at no cost to the City of Greenbelt for at least 2 years.

LIVING WAGE

The City has a Living Wage Policy which requires that any contractor to the City with a contract valued at \$50,000 or more must comply with the City's policy and pay all of its employees at a Living Wage or better. All City contractors are encouraged to pay a living wage. The Living Wage is specified in the State of Maryland's Division of Labor and Industry.

EQUAL EMPLOYMENT OPPORTUNITY

The City of Greenbelt is an Equal Opportunity Employer and supports Fair Housing. The vendor shall not discriminate against any individual because of religion, race, creed, sex, gender, sexual orientation, mental status, veteran's status, age, color, national origin, physical or mental disability, perceived disability, or other criterion protected by law. If the Contractor is determined to be in violations of the Federal, State, or County non-discrimination laws by an order, opinion or decision of a Maryland court or an administrative body or agency, this Contract may be terminated or suspended in whole or in part by the City, and the Contractor may be declared ineligible for any future contracts with the City.

ATTACHMENT B

I. MATERIALS SPECIFICATIONS

Materials to be used:

- A. Only high grade materials will be used.
- B. Portland cement, Type I or IA white cement conforming to Federal Specifications SS-C-192G.
- C. Marbelite shall be ground limestone aggregate totally suitable for this application.
- D. Water for mixing and curing shall be clean, fresh and free from injurious amounts of oil, acid, salt alkali, silt, organic matter or other deleterious substances (supplied by owner).
- E. Mixture: one part white cement to two parts marbelite sand, ½" thickness with a smooth trowel finish.
- F. Curing: the new marbelite surface shall be protected by filling the pool with water immediately after application. Once the water has been started, do not stop adding water until the pool has been filled to the tile line.
- G. Prepare zero depth/beach entry to manufacturers specifications for proper installation of Wet Edge Luna Quartz aggregate pool finish (or product consisting of equal quality materials, finish, color selection and durability) as recommended by manufacturer.

It will be the responsibility of the Vendor to obtain all required permits for the Work included in the Project Scope, including County and City permits.

The Contactor shall warrant the products and associated work, agreeing to repair at no cost to the City of Greenbelt for a period of two (2) years.

II. BID SUBMISSION REQUIREMENTS

All bids must be submitted on the bid form provided and include any exclusions in the space provided. These exclusions will be taken into consideration and weighed against all other bid submissions prior to awarding of bid.

A pre-bid meeting is scheduled for **Tuesday, February 5, 2019 at 10:00 a.m.** at the Aquatic and Fitness Center located at 101 Centerway, Greenbelt, Maryland 20770. All interested bidders are strongly encouraged to attend. **In case of inclement weather, call 301-474-0646 for updates on pre-bid meeting schedule.**

III. PROCEDURES FOR AWARD OF BID

The City will evaluate all bids received in accordance with Section 2-38 of the Greenbelt City Code. The City reserves the right to reject all bids.

IV. INSPECTION AND PAYMENT PROCEDURES

All work will be supervised by the Aquatic and Fitness Center Supervisor (or his designee) during the duration of the project. Upon satisfactory completion of the work outlined in the project scope of services, the Vendor shall submit an invoice to the City. Invoices are normally paid within 30 days.

ATTACHMENT B – (continued)

V. EXTRA WORK

Any work deemed necessary to the efficient and effective installation which would be in the best interest of the City of Greenbelt, shall be presented to the City Manager (or her designee) to approve prior to the performance of said extra work. Any and all extra work shall be approved by the City in writing in advance of performance. Any extra work performed prior to these approvals shall be the burden of the Vendor.

VI. REFERENCES

The bidder shall provide a minimum of five (5) current references and contact information for commercial pool owners the bidder has done similar work for in the past 3 years.

VII. INSURANCE

Contractor shall maintain such commercial general liability and broad form property damage insurance and Workers' Compensation Insurance as will protect the City from any and all Works' Compensation claims and from any other claims for loss or damages or for general injury or damage to property which may arise from Contractor's operations under the contract, whither such operations be by itself or by any subcontractor or anyone directly or indirectly employed by either of them. Certificates of Insurance shall be on an occurrences basis. The Contractor shall name the City as additional insured to the required insurance policy and will furnish a Certificate of Insurance or other acceptable evidence of coverage to the City upon signing the contract.

- a. Comprehensive Liability Insurance: Limits of Coverage Applies ONLY to the Contractors performing services in and/or for the City; NOT for supply only Contracts) Limits of coverage for commercial general liability and broad for Property damages coverages are to be no less than One Million Dollars (\$1,000,000.00) occurrence/One Million Dollars (\$1,000,000.00) aggregate personal injury and death and Two Hundred Fifty Thousand Dollars (\$250,000.00) property damage/ Five Hundred Thousand Dollars (\$500,000.00) aggregate, where insurance aggregate apply.
- b. Automobile Liability Insurance: Motor vehicle insurance meeting the requirements of Maryland law and covering every vehicle and driver involved in providing the services, in the following amounts:
 - (1) Bodily injury liability with limits of \$500,000.00 each person and \$1,000,000.00 each accident.
 - (2) Property damage liability with a limit of \$100,000.00 each accident.
- c. Workers' Compensation: Failure of the Contractor to Maintain Worker's Compensation coverage for the duration of the contract will result in the City deducting from each payment made under this contract, to the Contractor, a pre-determined percentage to defray coverage costs to the City. Contractor shall comply with the requirements and benefits established by the State of Maryland for the provision of Workers' Compensation.

ATTACHMENT B – (continued)

VIII. BID PROPOSAL

All bids must be submitted on the attached Bid Proposal Form. The form plus required attachments should be placed in a sealed envelope and addressed as indicated below. Bids must be mailed or delivered to the Finance Desk at the address below and **RECEIVED** no later than 10:00 a.m. on **Tuesday, February 26, 2019**.

Outdoor Pool Re-Plastering Bid# 2019-1

City of Greenbelt

25 Crescent Road Greenbelt, MD 20770

Please call Joe McNeal at (301) 397-2200 regarding bid submission questions or to confirm receipt of Bid Proposal Form. Bids will be publicly opened and read aloud at 10:10 a.m. on **Tuesday, February 26, 2019** at the Greenbelt Municipal Building, 25 Crescent Road, Greenbelt, Maryland 20770.

ATTACHMENT C

BID PROPOSAL FORM FOR BID

Outdoor Pool Re-Plastering Bid# 2019-1

Company Name: _____

Address: _____

Phone Number: _____

Date of Site Visit: _____

Fax: _____

Total Cost of All Materials, Labor, Including All Options and Related Costs: \$_____

IMPORTANT: ALL MATERIALS CUT-SHEETS AND MANUFACTURER'S SPECIFICATIONS MUST BE ATTACHED TO BID SHEET

Additional Comments or Exclusions:

Respectfully submitted:

Signature: _____

Printed Name: _____

Title: _____

Date: _____

ATTACHMENT C**BID PROPOSAL FORM FOR BID****Outdoor Pool Re-Plastering Bid# 2019-1**

Company Name:

All State Technology Inc

Address:

10 Lark LaneOak Ridge N.J. 07438

Phone Number:

973 697-8989

Date of Site Visit:

Feb 5 2019 Pre Bid Meeting

Fax:

973-208-9542

Total Cost of All Materials, Labor, Including All Options and Related Costs: \$

78,000⁰⁰**IMPORTANT:****ALL MATERIALS CUT-SHEETS AND MANUFACTURER'S SPECIFICATIONS MUST BE ATTACHED TO BID SHEET**

Additional Comments or Exclusions:

Wet Edge - Blue or SGM Diamond Brite

Respectfully submitted:

Signature:

LuAnne Adams

Printed Name:

LUANNE ADAMS

Title:

Pres

Date:

2-19-2019

ATTACHMENT C**BID PROPOSAL FORM FOR BID****Outdoor Pool Re-Plastering Bid# 2019-1**

Company Name: American Pool
 Address: 9305 Gervais Ln Ste B.
Columbia, MD 21046.
 Phone Number: 301 595-3800.
 Date of Site Visit: 2/5/15
 Fax: 301 595-3698.

Total Cost of All Materials, Labor, Including All Options and Related Costs: \$ 64,477.00.

IMPORTANT: ALL MATERIALS CUT-SHEETS AND MANUFACTURER'S SPECIFICATIONS MUST BE ATTACHED TO BID SHEET

Additional Comments or Exclusions:

Includes coping, tile, caulking.
along Bench Entry.
Diamond Brite Bench Entry.

Respectfully submitted:

Signature: 
 Printed Name: Marty Galt.
 Title: Vice President
 Date: 2/26/15

ATTACHMENT C**BID PROPOSAL FORM FOR BID****Outdoor Pool Re-Plastering Bid# 2019-1**

Company Name: Colossal Contractors, Inc

Address: 4601 Sandy Spring Rd
Burtonsville MD 20866

Phone Number: 301-476-9060

Date of Site Visit: February 5, 2019 @10:00 AM

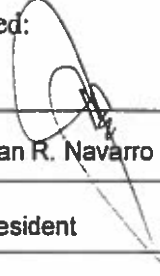
Fax: 301-476-9064

Total Cost of All Materials, Labor, Including All Options and Related Costs: \$134,800.00

IMPORTANT: ALL MATERIALS CUT-SHEETS AND MANUFACTURER'S SPECIFICATIONS MUST BE ATTACHED TO BID SHEET

Additional Comments or Exclusions:

Respectfully submitted:

Signature: 

Printed Name: Juan R. Navarro

Title: President

Date: 02/25/19

ATTACHMENT C**BID PROPOSAL FORM FOR BID****Outdoor Pool Re-Plastering Bid# 2019-1**Company Name: WilcoxonAddress: 15120-A Southlawn LaneRockville, MD 20850Phone Number: 301-340-6393Date of Site Visit: 2/26/19Fax: 301-251-0970Total Cost of All Materials, Labor, Including All Options and Related Costs: \$ 54,200.00
+ 3,745.00\$57,945.00**IMPORTANT: ALL MATERIALS CUT-SHEETS AND MANUFACTURER'S SPECIFICATIONS MUST BE ATTACHED TO BID SHEET**

Additional Comments or Exclusions:

To remove and replace racing lanes and targets (same as existing) 19,950.00 or To cut and chip racing lanes and targets 3745.00 (if not replacing).This pricing is not included with total price above

Respectfully submitted:

Signature: James McClellanPrinted Name: James McClellanTitle: Sales/EstimatorDate: 2/26/19

City Council Agenda Item Report

Meeting Date: March 11, 2019

Submitted by: David Moran

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section:

Subject:

State Legislation

Suggested Action:

Reference:

SB 478/HB 1317

HB 560

HB 900

Letter, Steve Skolnik, 2/28/19

HB 444

HB 905

HB 884/SB 533

SB 478/HB 1317 – Property Tax - Vehicles Values as Stock in Business - Alteration of Tax Credit

Under current law, vehicles that are part of a car dealership's inventory receive a 50% tax credit. This legislation would increase the personal property tax credit for vehicles to 100%. It also grants this credit retroactively to July 1, 2016.

If passed, this legislation would require the City to refund an estimated \$285,000 for FY 2017-FY 2019 and City would lose approximately \$95,000/year in future revenue. The MML Legislative Committee voted to oppose these bills.

It is recommended Council oppose SB 478/HB 1317.

HB 560 – State Highway Administration - Traffic Calming Devices

This bill would establish statewide standards for traffic calming devices. Delegate is the primary sponsor and she referenced this bill at the Legislative Dinner.

It is recommended Council support HB 560.

HB 900 – Cooperative Housing Corporations, Condominiums and Homeowner Associations - Reserve Studies

This bill would add language to State law regarding reserve studies. Greenbelt Homes Inc. has expressed general opposition to HB 900. In their letter GHI indicates their strong support of the reserves concept, but believes the bill contains flawed provisions.

It is recommended Council oppose HB 900.

HB 444 – SHA - Mowing Maintenance and Litter Removal

This bill applies only in Prince George's County regarding mowing, maintenance and litter removal on state highways. It would require the State Highway Administration (SHA) to meet quarterly with the County Executive County; provide a monthly schedule of planned activities and provide an annual report of the prior year's activities.

It is recommended Council support HB 444.

HB 905 – Low Voltage Electricians, Continuing Education and Penalties

This bill would establish a low voltage electrician license and education requirements for these electricians. The Friends of New Deal Café Arts believes this new requirement would increase the cost of holding festivals and has request the City oppose this bill.

Council direction is sought.

HB 884/SB 533 – Sales and Use Tax - Limited Residential Lodging

This legislation would impose sales tax on residential lodging transactions facilitated by online platforms such as Airbnb, VRBO, HomeAway and others. The MML Legislative Committee voted to support this legislation with an amendment to allow localities to collect hotel/motel tax.

It is recommended Council support HB 884/SB 533 with the requested amendment.

Attachments:

[SB 478.pdf](#)

[HB 560.pdf](#)

[HB 900.pdf](#)

[Letter re HB900 \(Delegate Gaines\).pdf](#)

[HB 444.pdf](#)

[HB 905.pdf](#)

[HB 884.pdf](#)

SENATE BILL 478

Q1

9lr2404

By: **Senators Peters, Eckardt, Edwards, Guzzone, King, Salling, Serafini, and Zucker**

Introduced and read first time: February 4, 2019

Assigned to: Budget and Taxation

A BILL ENTITLED

1 AN ACT concerning

2 **Property Tax – Vehicles Valued as Stock in Business – Alteration of Tax Credit**

3 FOR the purpose of altering the calculation of a certain property tax credit that the
4 governing body of a county or municipal corporation is required to grant against the
5 county or municipal corporation property tax imposed on vehicles valued as stock in
6 business beginning on a certain date; providing for the retroactive application of this
7 Act; and generally relating to the property tax credit for vehicles valued as stock in
8 business.

9 BY repealing and reenacting, with amendments,
10 Article – Tax – Property
11 Section 9–108
12 Annotated Code of Maryland
13 (2012 Replacement Volume and 2018 Supplement)

14 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
15 That the Laws of Maryland read as follows:

16 **Article – Tax – Property**

17 9–108.

18 (a) The governing body of a county or municipal corporation shall grant a property
19 tax credit under this section against the applicable county or municipal property tax
20 imposed on vehicles valued as stock in business in an amount equal to:

21 (1) for the taxable year beginning July 1, 1990, 25% of the tax imposed on
22 those vehicles; [and]

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(2) for the taxable year beginning July 1, 1991 [and each taxable year thereafter], **THROUGH THE TAXABLE YEAR BEGINNING JULY 1, 2015**, 50% of the tax imposed on those vehicles; **AND**

(3) FOR THE TAXABLE YEAR BEGINNING JULY 1, 2016, AND EACH TAXABLE YEAR THEREAFTER, 100% OF THE TAX IMPOSED ON THOSE VEHICLES.

(b) In addition to any credit required under subsection (a) of this section, the governing body of a county or municipal corporation shall grant a property tax credit under this section against the applicable county or municipal property tax imposed on vehicles valued as stock in business in an amount equal to any increase in property tax resulting from an increase in the percent of assessment over the percent of assessment which was in effect for fiscal year 1989.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June 1, 2019, and shall be construed to apply retroactively and shall be applied to and interpreted to affect all taxable years beginning after June 30, 2016.

HOUSE BILL 560

R1

9lr0868

By: **Delegates Healey, Gaines, and Stewart**

Introduced and read first time: February 4, 2019

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Transportation – State Highway Administration – Traffic Calming Devices**

3 FOR the purpose of requiring the State Highway Administration to develop certain
4 statewide standards for the construction and maintenance of traffic calming devices;
5 requiring the Administration to publish a manual providing the statewide standards
6 for the construction and maintenance of traffic calming devices; requiring the
7 Administration to provide engineering services for the development, construction,
8 and maintenance of traffic calming devices if requested by a county; defining a
9 certain term; and generally relating to traffic calming devices.

10 BY adding to

11 Article – Transportation

12 Section 8–637

13 Annotated Code of Maryland

14 (2015 Replacement Volume and 2018 Supplement)

15 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
16 That the Laws of Maryland read as follows:

17 **Article – Transportation**

18 **8–637.**

19 (A) (1) IN THIS SECTION, “TRAFFIC CALMING DEVICE” MEANS A
20 PHYSICAL HIGHWAY MEASURE USED TO REDUCE VEHICLE SPEED AND INCREASE
21 SAFETY FOR BICYCLISTS, MOTORISTS, AND PEDESTRIANS.

22 (2) “TRAFFIC CALMING DEVICE” INCLUDES:

23 (I) A SPEED BUMP;

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 (II) A RAISED CROSSWALK;

2 (III) A TRAFFIC CIRCLE; AND

3 (IV) A NARROWED ROAD.

4 (B) (1) THE ADMINISTRATION SHALL DEVELOP AND ADOPT STATEWIDE
5 STANDARDS FOR THE CONSTRUCTION AND MAINTENANCE OF TRAFFIC CALMING
6 DEVICES, INCLUDING STANDARDS ADDRESSING:

7 (I) THE ENGINEERING AND DESIGN OF TRAFFIC CALMING
8 DEVICES; AND

9 (II) THE COSTS AND BENEFITS OF VARIOUS METHODS OF
10 TRAFFIC CALMING.

11 (2) THE ADMINISTRATION SHALL PUBLISH A MANUAL PROVIDING
12 STATEWIDE STANDARDS FOR THE CONSTRUCTION AND MAINTENANCE OF TRAFFIC
13 CALMING DEVICES.

14 (3) THE MANUAL REQUIRED UNDER PARAGRAPH (2) OF THIS
15 SUBSECTION SHALL INCLUDE THE ESTIMATED COSTS OF CONSTRUCTION OF EACH
16 TRAFFIC CALMING DEVICE.

17 (C) (1) ON THE REQUEST OF A COUNTY, THE ADMINISTRATION SHALL
18 PROVIDE ENGINEERING SERVICES FOR THE DEVELOPMENT, CONSTRUCTION, AND
19 MAINTENANCE OF TRAFFIC CALMING DEVICES.

20 (2) ANY SERVICE PROVIDED BY THE ADMINISTRATION TO A COUNTY
21 UNDER THIS SUBSECTION SHALL BE PROVIDED AT COST OR LOWER.

22 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
23 October 1, 2019.

HOUSE BILL 900

N1, C1

9lr1218

By: **Delegate Holmes**

Introduced and read first time: February 8, 2019

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Cooperative Housing Corporations, Condominiums, and Homeowners**
3 **Associations – Reserve Studies**

4 FOR the purpose of requiring the governing body of certain cooperative housing
5 corporations to have a reserve study conducted of the common elements of the
6 cooperative housing corporation by a certain date and at certain intervals under
7 certain circumstances; requiring the reserve study conducted of the common
8 elements of a cooperative housing corporation to meet certain criteria; requiring the
9 owner of a residential rental facility transitioning to a cooperative housing
10 corporation to deliver certain funds within a certain period of time after a certain
11 meeting; requiring the annual budget of a cooperative housing corporation to include
12 certain reserve funds; establishing that the governing body of a cooperative housing
13 corporation has the authority to increase a certain assessment notwithstanding
14 certain provisions; altering the reserve funds a certain condominium developer is
15 required to deliver to the officers or board of directors of a condominium within a
16 certain period of time after a certain meeting; altering the content of the annual
17 budget of certain condominiums; requiring the governing body of certain
18 condominiums to have a reserve study conducted of the common elements of the
19 condominium by a certain date and at certain intervals under certain circumstances;
20 requiring the reserve study conducted of the common elements of a condominium to
21 meet certain criteria; establishing that the board of directors of a condominium has
22 the authority to increase a certain assessment notwithstanding certain provisions;
23 altering the content of the annual budget of certain homeowners associations;
24 altering the reserve funds a certain developer is required to deliver to the governing
25 body of a homeowners association within a certain period of time after a certain
26 meeting; requiring the governing body of certain homeowners associations to have a
27 reserve study conducted of the common areas of a homeowners association by a
28 certain date and at certain intervals under certain circumstances; requiring the
29 reserve study conducted of the common areas of a homeowners association to meet
30 certain criteria; establishing that the governing body of a homeowners association
31 has the authority to increase a certain assessment notwithstanding certain

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



provisions; defining certain terms; providing for the application of this Act; and generally relating to reserve studies and annual budgets of cooperative housing corporations, condominiums, and homeowners associations.

BY adding to

Article – Corporations and Associations
Section 5–6B–26.1
Annotated Code of Maryland
(2014 Replacement Volume and 2018 Supplement)

BY repealing and reenacting, with amendments,

Article – Real Property
Section 11–109(c)(16), 11–109.2, 11–110(b)(1), 11B–106.1, 11B–112.2, and 11B–117(a)
Annotated Code of Maryland
(2015 Replacement Volume and 2018 Supplement)

BY adding to

Article – Real Property
Section 11–109.4 and 11B–112.3
Annotated Code of Maryland
(2015 Replacement Volume and 2018 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
That the Laws of Maryland read as follows:

Article – Corporations and Associations

5–6B–26.1.

(A) IN THIS SECTION, “RESERVE STUDY” MEANS A STUDY OF THE RESERVES REQUIRED FOR FUTURE MAJOR REPAIRS AND REPLACEMENT OF THE COMMON ELEMENTS OF A COOPERATIVE HOUSING CORPORATION THAT:

(1) IDENTIFIES EACH STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENT OF THE COMMON ELEMENTS AND ANY OTHER COMPONENTS THAT ARE THE RESPONSIBILITY OF THE COOPERATIVE HOUSING CORPORATION TO REPAIR AND REPLACE;

(2) STATES THE ESTIMATED REMAINING USEFUL LIFE OF EACH IDENTIFIED COMPONENT;

(3) STATES THE ESTIMATED COST OF REPAIR OR REPLACEMENT OF EACH IDENTIFIED COMPONENT; AND

1 **(4) STATES THE ESTIMATED ANNUAL RESERVE AMOUNT NECESSARY**
2 **TO ACCOMPLISH ANY IDENTIFIED FUTURE REPAIR OR REPLACEMENT.**

3 **(B) THIS SECTION APPLIES ONLY TO A COOPERATIVE HOUSING**
4 **CORPORATION THAT HAS MORE THAN 20 UNITS.**

5 **(C) (1) THIS SUBSECTION APPLIES TO A COOPERATIVE HOUSING**
6 **CORPORATION ESTABLISHED ON OR AFTER OCTOBER 1, 2019.**

7 **(2) THE GOVERNING BODY OF THE COOPERATIVE HOUSING**
8 **CORPORATION SHALL HAVE AN INDEPENDENT RESERVE STUDY COMPLETED NOT**
9 **MORE THAN 90 CALENDAR DAYS AND NOT LESS THAN 30 CALENDAR DAYS BEFORE**
10 **THE FIRST MEETING OF A COOPERATIVE HOUSING CORPORATION AT WHICH THE**
11 **MEMBERS OTHER THAN THE OWNER HAVE A MAJORITY OF VOTES IN THE**
12 **COOPERATIVE HOUSING CORPORATION.**

13 **(3) THE GOVERNING BODY SHALL HAVE A RESERVE STUDY**
14 **COMPLETED WITHIN 5 YEARS AFTER THE DATE OF THE INITIAL RESERVE STUDY**
15 **CONDUCTED UNDER PARAGRAPH (2) OF THIS SUBSECTION, AND AT LEAST EVERY 5**
16 **YEARS THEREAFTER.**

17 **(D) (1) THIS SUBSECTION APPLIES TO A COOPERATIVE HOUSING**
18 **CORPORATION ESTABLISHED BEFORE OCTOBER 1, 2019.**

19 **(2) IF THE GOVERNING BODY OF A COOPERATIVE HOUSING**
20 **CORPORATION HAS HAD A RESERVE STUDY CONDUCTED ON OR AFTER OCTOBER 1,**
21 **2015, THE GOVERNING BODY SHALL HAVE A RESERVE STUDY CONDUCTED WITHIN 5**
22 **YEARS AFTER THE DATE OF THAT RESERVE STUDY AND AT LEAST EVERY 5 YEARS**
23 **THEREAFTER.**

24 **(3) IF THE GOVERNING BODY OF A COOPERATIVE HOUSING**
25 **CORPORATION HAS NOT HAD A RESERVE STUDY CONDUCTED ON OR AFTER**
26 **OCTOBER 1, 2015, THE GOVERNING BODY SHALL HAVE A RESERVE STUDY**
27 **CONDUCTED ON OR BEFORE OCTOBER 1, 2020, AND AT LEAST EVERY 5 YEARS**
28 **THEREAFTER.**

29 **(E) EACH RESERVE STUDY REQUIRED UNDER THIS SECTION SHALL:**

30 **(1) INCLUDE A STATEMENT OF THE QUALIFICATIONS OF THE PERSON**
31 **WHO PREPARED THE RESERVE STUDY;**

32 **(2) BE AVAILABLE FOR INSPECTION AND COPYING BY ANY UNIT**
33 **OWNER;**

(3) BE REVIEWED BY THE GOVERNING BODY OF THE COOPERATIVE HOUSING CORPORATION IN CONNECTION WITH THE PREPARATION OF THE ANNUAL PROPOSED BUDGET; AND

(4) BE SUMMARIZED FOR SUBMISSION WITH THE ANNUAL PROPOSED BUDGET TO THE UNIT OWNERS.

(F) WITHIN 30 DAYS AFTER THE FIRST MEETING OF A COOPERATIVE HOUSING CORPORATION AT WHICH THE MEMBERS OTHER THAN THE OWNER HAVE A MAJORITY OF THE VOTES IN THE COOPERATIVE HOUSING CORPORATION, THE OWNER SHALL DELIVER TO THE COOPERATIVE HOUSING CORPORATION RESERVE FUNDS EQUAL TO AT LEAST THE RESERVE FUNDING AMOUNT RECOMMENDED IN THE RESERVE STUDY COMPLETED UNDER SUBSECTION (C) OF THIS SECTION AS OF THE DATE OF THE MEETING.

(G) ANY ANNUAL BUDGET OF THE COOPERATIVE HOUSING CORPORATION SHALL INCLUDE RESERVE FUNDS EQUAL TO AT LEAST 80% OF THE FUNDING AMOUNT RECOMMENDED IN THE MOST RECENT RESERVE STUDY COMPLETED UNDER SUBSECTION (C) OR (D) OF THIS SECTION.

(H) THE GOVERNING BODY OF A COOPERATIVE HOUSING CORPORATION HAS THE AUTHORITY TO INCREASE AN ASSESSMENT LEVIED TO COVER THE RESERVE FUNDING AMOUNT REQUIRED UNDER THIS SECTION, NOTWITHSTANDING ANY PROVISION OF THE ARTICLES OF INCORPORATION, BYLAWS, OR PROPRIETARY LEASE RESTRICTING ASSESSMENT INCREASES OR CAPPING THE ASSESSMENT THAT MAY BE LEVIED IN A FISCAL YEAR.

Article – Real Property

11–109.

(c) (16) (i) A meeting of the council of unit owners to elect a board of directors for the council of unit owners, as provided in the condominium declaration or bylaws, shall be held within:

1. 60 days from the date that units representing 50 percent of the votes in the condominium have been conveyed by the developer to members of the public for residential purposes; or

2. If a lesser percentage is specified in the declaration or bylaws of the condominium, 60 days from the date the specified lesser percentage of units in the condominium are sold to members of the public for residential purposes.

(ii) 1. Before the date of the meeting held under subparagraph (i) of this paragraph, the developer shall deliver to each unit owner notice that the requirements of subparagraph (i) of this paragraph have been met.

2. The notice shall include the date, time, and place of the meeting to elect the board of directors for the council of unit owners.

(iii) If a replacement board member is elected, the term of each member of the board of directors appointed by the developer shall end 10 days after the meeting is held as specified in subparagraph (i) of this paragraph.

(iv) Within 30 days from the date of the meeting held under subparagraph (i) of this paragraph, the developer shall deliver to the officers or board of directors for the council of unit owners, as provided in the condominium declaration or bylaws, at the developer's expense:

1. The documents specified in § 11–132 of this title;

2. The condominium funds, including operating funds, replacement reserves **EQUAL TO AT LEAST THE RESERVE FUNDING AMOUNT RECOMMENDED IN THE RESERVE STUDY COMPLETED UNDER § 11–109.4 OF THIS TITLE AS OF THE DATE OF THE MEETING**, investment accounts, and working capital;

3. The tangible property of the condominium; and

4. A roster of current unit owners, including mailing addresses, telephone numbers, and unit numbers, if known.

(v) 1. This subparagraph does not apply to a contract entered into before October 1, 2009.

2. A. In this subparagraph, “contract” means an agreement with a company or individual to handle financial matters, maintenance, or services for the condominium.

B. “Contract” does not include an agreement relating to the provision of utility services or communication systems.

3. Until all members of the board of directors of the condominium are elected by the unit owners at a transitional meeting as specified in subparagraph (i) of this paragraph, a contract entered into by the officers or board of directors of the condominium may be terminated, at the discretion of the board of directors and without liability for the termination, not later than 30 days after notice.

(vi) If the developer fails to comply with the requirements of this paragraph, an aggrieved unit owner may submit the dispute to the Division of Consumer Protection of the Office of the Attorney General under § 11–130(c) of this title.

1 11-109.2.

2 (a) The council of unit owners shall cause to be prepared and submitted to the
3 unit owners an annual proposed budget at least 30 days before its adoption.

4 (b) The annual budget shall provide for at least the following items:

5 (1) Income;

6 (2) Administration;

7 (3) Maintenance;

8 (4) Utilities;

9 (5) General expenses;

10 (6) **[Reserves] RESERVE FUNDS EQUAL TO AT LEAST 80% OF THE**
11 **FUNDING AMOUNT RECOMMENDED IN THE MOST RECENT RESERVE STUDY**
12 **COMPLETED UNDER § 11-109.4 OF THIS TITLE; and**

13 (7) Capital items.

14 (c) The budget shall be adopted at an open meeting of the council of unit owners
15 or any other body to which the council of unit owners delegates responsibilities for
16 preparing and adopting the budget.

17 (d) Any expenditure made other than those made because of conditions which, if
18 not corrected, could reasonably result in a threat to the health or safety of the unit owners
19 or a significant risk of damage to the condominium, that would result in an increase in an
20 amount of assessments for the current fiscal year of the condominium in excess of 15
21 percent of the budgeted amount previously adopted, shall be approved by an amendment
22 to the budget adopted at a special meeting, upon not less than 10 days written notice to the
23 council of unit owners.

24 (e) The adoption of a budget shall not impair the authority of the council of unit
25 owners to obligate the council of unit owners for expenditures for any purpose consistent
26 with any provision of this title.

27 (f) The provisions of this section do not apply to a condominium that is occupied
28 and used solely for nonresidential purposes.

29 11-109.4.

1 (A) IN THIS SECTION, “RESERVE STUDY” MEANS A STUDY OF THE RESERVES
2 REQUIRED FOR FUTURE MAJOR REPAIRS AND REPLACEMENT OF THE COMMON
3 ELEMENTS OF A CONDOMINIUM THAT:

4 (1) IDENTIFIES EACH STRUCTURAL, MECHANICAL, ELECTRICAL, AND
5 PLUMBING COMPONENT OF THE COMMON ELEMENTS AND ANY OTHER COMPONENTS
6 THAT ARE THE RESPONSIBILITY OF THE COUNCIL OF UNIT OWNERS TO REPAIR AND
7 REPLACE;

8 (2) STATES THE ESTIMATED REMAINING USEFUL LIFE OF EACH
9 IDENTIFIED COMPONENT;

10 (3) STATES THE ESTIMATED COST OF REPAIR OR REPLACEMENT OF
11 EACH IDENTIFIED COMPONENT; AND

12 (4) STATES THE ESTIMATED ANNUAL RESERVE AMOUNT NECESSARY
13 TO ACCOMPLISH ANY IDENTIFIED FUTURE REPAIR OR REPLACEMENT.

14 (B) THIS SECTION APPLIES ONLY TO A CONDOMINIUM THAT HAS MORE
15 THAN 20 UNITS.

16 (C) (1) THIS SUBSECTION APPLIES TO A CONDOMINIUM ESTABLISHED ON
17 OR AFTER OCTOBER 1, 2019.

18 (2) THE GOVERNING BODY OF THE CONDOMINIUM SHALL HAVE AN
19 INDEPENDENT RESERVE STUDY COMPLETED NOT MORE THAN 90 CALENDAR DAYS
20 AND NOT LESS THAN 30 CALENDAR DAYS BEFORE THE MEETING OF THE COUNCIL OF
21 UNIT OWNERS REQUIRED UNDER § 11-109(C)(16) OF THIS SUBTITLE.

22 (3) THE GOVERNING BODY SHALL HAVE A RESERVE STUDY
23 COMPLETED WITHIN 5 YEARS AFTER THE DATE OF THE INITIAL RESERVE STUDY
24 CONDUCTED UNDER PARAGRAPH (2) OF THIS SUBSECTION, AND AT LEAST EVERY 5
25 YEARS THEREAFTER.

26 (D) (1) THIS SUBSECTION APPLIES TO A CONDOMINIUM ESTABLISHED
27 BEFORE OCTOBER 1, 2019.

28 (2) IF THE GOVERNING BODY OF A CONDOMINIUM HAS HAD A
29 RESERVE STUDY CONDUCTED ON OR AFTER OCTOBER 1, 2015, THE GOVERNING
30 BODY SHALL HAVE A RESERVE STUDY CONDUCTED WITHIN 5 YEARS AFTER THE DATE
31 OF THAT RESERVE STUDY AND AT LEAST EVERY 5 YEARS THEREAFTER.

32 (3) IF THE GOVERNING BODY OF A CONDOMINIUM HAS NOT HAD A
33 RESERVE STUDY CONDUCTED ON OR AFTER OCTOBER 1, 2015, THE GOVERNING

**BODY SHALL HAVE A RESERVE STUDY CONDUCTED ON OR BEFORE OCTOBER 1, 2020,
AND AT LEAST EVERY 5 YEARS THEREAFTER.**

(E) EACH RESERVE STUDY REQUIRED UNDER THIS SECTION SHALL:

**(1) INCLUDE A STATEMENT OF THE QUALIFICATIONS OF THE PERSON
WHO PREPARED THE RESERVE STUDY;**

**(2) BE AVAILABLE FOR INSPECTION AND COPYING BY ANY UNIT
OWNER;**

**(3) BE REVIEWED BY THE GOVERNING BODY OF THE CONDOMINIUM
IN CONNECTION WITH THE PREPARATION OF THE ANNUAL PROPOSED BUDGET; AND**

**(4) BE SUMMARIZED FOR SUBMISSION WITH THE ANNUAL PROPOSED
BUDGET TO THE UNIT OWNERS.**

11–110.

**(b) (1) (I) Funds for the payment of current common expenses and for the
creation of reserves for the payment of future common expenses shall be obtained by
assessments against the unit owners in proportion to their percentage interests in common
expenses and common profits.**

**(II) THE BOARD OF DIRECTORS HAS THE AUTHORITY TO
INCREASE THE ASSESSMENT LEVIED TO COVER THE RESERVE FUNDING AMOUNT
REQUIRED UNDER § 11–109.4 OF THIS TITLE, NOTWITHSTANDING ANY PROVISION
OF THE DECLARATION, ARTICLES OF INCORPORATION, OR BYLAWS RESTRICTING
ASSESSMENT INCREASES OR CAPPING THE ASSESSMENT THAT MAY BE LEVIED IN A
FISCAL YEAR.**

11B–106.1.

**(a) A meeting of the members of the homeowners association to elect a governing
body of the homeowners association shall be held within:**

**(1) 60 days from the date that at least 75% of the total number of lots that
may be part of the development after all phases are complete are sold to members of the
public for residential purposes; or**

**(2) If a lesser percentage is specified in the governing documents of the
homeowners association, 60 days from the date the specified lesser percentage of the total
number of lots in the development after all phases are complete are sold to members of the
public for residential purposes.**

1 (b) (1) Before the date of the meeting held under subsection (a) of this section,
2 the declarant shall deliver to each lot owner notice that the requirements of subsection (a)
3 of this section have been met.

4 (2) The notice shall include the date, time, and place of the meeting to elect
5 the governing body of the homeowners association.

6 (c) The term of each member of the governing body of the homeowners association
7 appointed by the declarant shall end 10 days after the meeting under subsection (a) of this
8 section is held, if a replacement board member is elected.

9 (d) Within 30 days from the date of the meeting held under subsection (a) of this
10 section, the declarant shall deliver the following items to the governing body at the
11 declarant's expense:

12 (1) The deeds to the common areas;

13 (2) Copies of the homeowners association's filed articles of incorporation,
14 declaration, and all recorded covenants, plats, restrictions, and any other records of the
15 primary development and of related developments;

16 (3) A copy of the bylaws and rules of the primary development and of other
17 related developments as filed in the depository of the county in which the development is
18 located;

19 (4) The minute books, including all minutes;

20 (5) Subject to the restrictions of § 11B-112 of this title, all books and
21 records of the homeowners association, including financial statements, minutes of any
22 meeting of the governing body, and completed business transactions;

23 (6) Any policies, rules, and regulations adopted by the governing body;

24 (7) The financial records of the homeowners association from the date of
25 creation to the date of transfer of control, including budget information regarding estimated
26 and actual expenditures by the homeowners association and any report relating to the
27 reserves required for major repairs and replacement of the common areas of the
28 homeowners association;

29 (8) A copy of all contracts to which the homeowners association is a party;

30 (9) The name, address, and telephone number of any contractor or
31 subcontractor employed by the homeowners association;

32 (10) Any insurance policies in effect;

(11) Any permit or notice of code violations issued to the homeowners association by the county, local, State, or federal government;

(12) Any warranty in effect and all prior insurance policies;

(13) The homeowners association funds, including operating funds, replacement reserves **EQUAL TO AT LEAST THE RESERVE FUNDING AMOUNT RECOMMENDED IN THE RESERVE STUDY COMPLETED UNDER § 11B–112.3 OF THIS TITLE AS OF THE DATE OF THE MEETING**, investment accounts, and working capital;

(14) The tangible property of the homeowners association;

(15) A roster of current lot owners, including their mailing addresses, telephone numbers, and lot numbers, if known;

(16) Individual member files and records, including assessment account records, correspondence, and notices of any violations; and

(17) Drawings, architectural plans, or other suitable documents setting forth the necessary information for location, maintenance, and repairs of all common areas.

(e) (1) This subsection does not apply to a contract entered into before October 1, 2009.

(2) (i) In this subsection, “contract” means an agreement with a company or individual to handle financial matters, maintenance, or services for the homeowners association.

(ii) “Contract” does not include an agreement relating to the provision of utility services or communication systems.

(3) Until all members of the governing body are elected by the lot owners at a transitional meeting under subsection (a) of this section, a contract entered into by the governing body may be terminated, at the discretion of the governing body and without liability for the termination, not later than 30 days after notice.

(f) If the declarant fails to comply with the requirements of this section, an aggrieved lot owner may submit the dispute to the Division of Consumer Protection of the Office of the Attorney General under § 11B–115(c) of this title.

11B–112.2.

(a) This section applies only to a homeowners association that has responsibility under its declaration for maintaining and repairing common areas.

(b) (1) The board of directors or other governing body of a homeowners association shall cause to be prepared and submitted to the lot owners an annual proposed budget at least 30 days before its adoption.

(2) The annual proposed budget may be sent to each lot owner by electronic transmission, by posting on the homeowners association's home page, or by including the annual proposed budget in the homeowners association's newsletter.

(c) The annual budget shall provide [information on or expenditures] for at least the following items:

(1) Income;

(2) Administration;

(3) Maintenance;

(4) Utilities;

(5) General expenses;

(6) [Reserves] **RESERVE FUNDS EQUAL TO AT LEAST 80% OF THE FUNDING AMOUNT RECOMMENDED IN THE MOST RECENT RESERVE STUDY COMPLETED UNDER § 11B-112.3 OF THIS TITLE;** and

(7) Capital expenses.

(d) (1) The budget shall be adopted at an open meeting of the homeowners association or any other body to which the homeowners association delegates responsibilities for preparing and adopting the budget.

(2) (i) Notice of the meeting at which the proposed budget will be considered shall be sent to each lot owner.

(ii) Notice under subparagraph (i) of this paragraph may be sent by electronic transmission, by posting on the homeowners association's home page, or by including the notice in the homeowners association's newsletter.

(e) Except for an expenditure made by the homeowners association because of a condition that, if not corrected, could reasonably result in a threat to the health or safety of the lot owners or a significant risk of damage to the development, any expenditure that would result in an increase in an amount of assessments for the current fiscal year of the homeowners association in excess of 15% of the budgeted amount previously adopted shall be approved by an amendment to the budget adopted at a special meeting for which not less than 10 days' written notice shall be provided to the lot owners.

(f) The adoption of a budget does not impair the authority of the homeowners association to obligate the homeowners association for expenditures for any purpose consistent with any provision of this title.

11B–112.3.

(A) IN THIS SECTION, “RESERVE STUDY” MEANS A STUDY OF THE RESERVES REQUIRED FOR FUTURE MAJOR REPAIRS AND REPLACEMENT OF THE COMMON AREAS OF A HOMEOWNERS ASSOCIATION THAT:

(1) IDENTIFIES EACH STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING COMPONENT OF THE COMMON AREAS AND ANY OTHER COMPONENTS THAT ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO REPAIR AND REPLACE;

(2) STATES THE ESTIMATED REMAINING USEFUL LIFE OF EACH IDENTIFIED COMPONENT;

(3) STATES THE ESTIMATED COST OF REPAIR OR REPLACEMENT OF EACH IDENTIFIED COMPONENT; AND

(4) STATES THE ESTIMATED ANNUAL RESERVE AMOUNT NECESSARY TO ACCOMPLISH ANY IDENTIFIED FUTURE REPAIR OR REPLACEMENT.

(B) (1) THIS SECTION APPLIES ONLY TO A HOMEOWNERS ASSOCIATION THAT:

(I) HAS MORE THAN 20 DWELLING UNITS IN THE DEVELOPMENT; AND

(II) HAS RESPONSIBILITY UNDER ITS DECLARATION FOR MAINTAINING AND REPAIRING COMMON AREAS.

(2) THIS SECTION DOES NOT APPLY TO A HOMEOWNERS ASSOCIATION THAT ISSUES BONDS FOR THE PURPOSE OF MEETING CAPITAL EXPENDITURES.

(C) (1) THIS SUBSECTION APPLIES TO A HOMEOWNERS ASSOCIATION ESTABLISHED ON OR AFTER OCTOBER 1, 2019.

(2) THE GOVERNING BODY OF THE HOMEOWNERS ASSOCIATION SHALL HAVE AN INDEPENDENT RESERVE STUDY COMPLETED NOT MORE THAN 90 CALENDAR DAYS AND NOT LESS THAN 30 CALENDAR DAYS BEFORE THE MEETING OF THE HOMEOWNERS ASSOCIATION REQUIRED UNDER § 11B–106.1(A) OF THIS TITLE.

1 **(3) THE GOVERNING BODY SHALL HAVE A RESERVE STUDY**
2 **COMPLETED WITHIN 5 YEARS AFTER THE DATE OF THE INITIAL RESERVE STUDY**
3 **CONDUCTED UNDER PARAGRAPH (2) OF THIS SUBSECTION, AND AT LEAST EVERY 5**
4 **YEARS THEREAFTER.**

5 **(D) (1) THIS SUBSECTION APPLIES TO A HOMEOWNERS ASSOCIATION**
6 **ESTABLISHED BEFORE OCTOBER 1, 2019.**

7 **(2) IF THE GOVERNING BODY OF A HOMEOWNERS ASSOCIATION HAS**
8 **HAD A RESERVE STUDY CONDUCTED ON OR AFTER OCTOBER 1, 2015, THE**
9 **GOVERNING BODY SHALL HAVE A RESERVE STUDY CONDUCTED WITHIN 5 YEARS**
10 **AFTER THE DATE OF THAT RESERVE STUDY AND AT LEAST EVERY 5 YEARS**
11 **THEREAFTER.**

12 **(3) IF THE GOVERNING BODY OF A HOMEOWNERS ASSOCIATION HAS**
13 **NOT HAD A RESERVE STUDY CONDUCTED ON OR AFTER OCTOBER 1, 2015, THE**
14 **GOVERNING BODY SHALL HAVE A RESERVE STUDY CONDUCTED ON OR BEFORE**
15 **OCTOBER 1, 2020, AND AT LEAST EVERY 5 YEARS THEREAFTER.**

16 **(E) EACH RESERVE STUDY REQUIRED UNDER THIS SECTION SHALL:**

17 **(1) INCLUDE A STATEMENT OF THE QUALIFICATIONS OF THE PERSON**
18 **WHO PREPARED THE RESERVE STUDY;**

19 **(2) BE AVAILABLE FOR INSPECTION AND COPYING BY ANY LOT**
20 **OWNER;**

21 **(3) BE REVIEWED BY THE GOVERNING BODY OF THE HOMEOWNERS**
22 **ASSOCIATION IN CONNECTION WITH THE PREPARATION OF THE ANNUAL PROPOSED**
23 **BUDGET; AND**

24 **(4) BE SUMMARIZED FOR SUBMISSION WITH THE ANNUAL PROPOSED**
25 **BUDGET TO THE LOT OWNERS.**

26 11B-117.

27 **(a) (1) As provided in the declaration, a lot owner shall be liable for all**
28 **homeowners association assessments and charges that come due during the time that the**
29 **lot owner owns the lot.**

30 **(2) THE GOVERNING BODY OF A HOMEOWNERS ASSOCIATION HAS**
31 **THE AUTHORITY TO INCREASE AN ASSESSMENT LEVIED TO COVER THE RESERVE**
32 **FUNDING AMOUNT REQUIRED UNDER § 11B-112.3 OF THIS TITLE,**
33 **NOTWITHSTANDING ANY PROVISION OF THE DECLARATION, ARTICLES OF**

1 INCORPORATION, OR BYLAWS RESTRICTING ASSESSMENT INCREASES OR CAPPING
2 THE ASSESSMENT THAT MAY BE LEVIED IN A FISCAL YEAR.

3 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
4 October 1, 2019.



GREENBELT HOMES, INC.

HAMILTON PLACE, GREENBELT, MARYLAND 20770

Area Code (301) 474-4161 Fax (301) 474-4006



February 28, 2019

The Honorable Tawanna Gaines
120 House Office Building
6 Bladen Street
Annapolis, MD 21401

Re: HB 900, Cooperative Housing Corporations, Condominiums, and Homeowners
Associations – Reserve Studies

Dear Delegate Gaines:

This letter will provide comments and thoughts regarding the above mentioned pending legislation, as it may have a direct effect on the operation and overall well-being of Greenbelt Homes, Inc. (GHI), a highly successful affordable housing cooperative comprised of 1,600 homes in historic Greenbelt, MD.

GHI has a long-established Replacement Reserves Program, which is informed by regularly scheduled reserves studies that are purchased from independent consulting firms on a 5 to 6-year cycle. The studies look forward (30) years, and through this method, GHI has successfully maintained our homes and avoided any need for special assessments (these are prohibited in our bylaws.)

The GHI Board of Directors, having reviewed the text of proposed HB900 in detail, wishes to register general opposition to this legislation and to provide the following specific comments:

1. Art. 5-6B-26.1 (A) defines “reserve study”, however it is so general that it implies that a replacement reserve study must encompass all components that a cooperative housing corporation has a responsibility to repair and replace. In general, a reserve study includes components with an identifiable life cycle. Components that either do not have a definite life cycle or are subject to premature failure due to neglect or damage are excluded from GHI’s reserve study; examples of such components are toilets, sinks, faucets, tubs, walls, ceilings, floors etc. Components that require repairs rather than replacement are also excluded; examples of such components are drywall repairs, window caulking, masonry crack repairs etc. Such items as these are funded from an annual operating budget. To include such items in a reserves study and plan with any accuracy would be extremely awkward, if not impossible.

Another potential problem would be if the legislation were interpreted to require including replacement of complete structures as “components” of the overall cooperative. GHI does not include replacement of complete homes in our reserve studies.

A third potential problem with the draft language of this section relates to the nearly (700) structural additions that members have added to GHI homes over the years. These additions range in age from one to (78) years, and have varying types and quantities of components. During the last two reserve studies (2012 and 2018, respectively) GHI's independent reserve adviser selected (40) additions at random to inspect, from which to develop component information; that data was extrapolated to the entire quantity of additions in the program. The methodology is to sum the costs for each building component type observed, then divide by (40) additions to get a "per addition" cost for each year. This reserve study methodology provides an "average" estimated cost of future maintenance and repairs, and has proven to have reasonable accuracy over time; however, it would not meet the "letter" of the requirements of this draft legislation.

2. Art. 5-6B-26.1 (E)(1) requires a statement of qualifications of the "person" preparing the reserve study, however, does not establish what a set of minimum acceptable qualifications would be under the law. Would GHI's General Manager, as an example, qualify to prepare a reserve study under this legislation? What about a member of the Board of Directors?
3. Art. 5-6B-26.1 (G) requires the cooperative to include in the annual budget a minimum of (80%) of the recommended funding amount given in the reserves study. Potential difficulties with this language include:
 - 3.1. The actual longevity of components may be greater than their identifiable life cycles stated in a reserve study; the Board of Directors and General Manager must have the authority to, based on professional experience, judge whether certain components can remain in service longer than the manufacturers' estimated life, thereby allowing prudent reductions in collections into the replacement reserves fund(s) so as to promote the affordability of the cooperative's housing stock.
 - 3.2. There can be no interpretation allowed under this legislation that an annual budget must include (80%) of the full reserves study total value. By its very nature, a reserves study is a projection over time, with the understanding that only a fraction of the total funds would be needed for actual expenditures in a given year.
4. Art. 5-6B-26.1 (H) grants the cooperative specific authority to levy assessments to cover the reserve study costs established under the legislation, without limit as to the size of said assessments; this is in direct conflict with a GHI bylaws article that prohibits annual increases of member operating charges in excess of (10%) without approval by vote of the membership. Since the cooperative's inception in 1952, this cap on annual increases to member operating charges, which charges by policy include reserves fund collections, has provided a sense of fiscal stability for existing and potential coop members alike. The cap has served as well to pressure GHI Boards and managers to be conservative in budgeting and spending, thereby helping to realize the stated goal of providing affordable housing for our cooperative members.

Further, GHI respectfully voices the strong concern that state legislation that overrides and supersedes provisions of our bylaws and Articles of Incorporation sets a terrible precedent, these being specifically referenced in the Mutual Ownership Contracts (MOC's) that all GHI members have executed, and may in fact result in these MOC's being interpreted as invalid since such a condition could be construed to constitute a "unilateral" change to a legal contract without the consent of both parties.

In closing, GHI strongly supports the concept of reserves, and as stated above has developed and operates an aggressive Replacement Reserves Program, including regularly scheduled reserves studies. However, we believe that the language of HB900 contains flawed provisions that could well be detrimental to our healthy and well-functioning reserves program.

We trust the above is of interest, and we thank you for your kind attention.

Respectfully submitted on behalf of 1,600 members of Greenbelt Homes, Inc.,

Sincerely,
GREENBELT HOMES, INC.



Steve Skolnik
GHI Board President

cc: Eldon Ralph, General Manager
GHI Board of Directors
GHI Audit Committee

HOUSE BILL 444

R1

9lr1354

By: **Prince George's County Delegation**

Introduced and read first time: January 31, 2019

Assigned to: Environment and Transportation

A BILL ENTITLED

1 AN ACT concerning

2 **Prince George's County – State Highways – Mowing, Maintenance, and Litter**
3 **Removal**

4 **PG 419–19**

5 FOR the purpose of requiring the State Highway Administration to meet with the County
6 Executive of Prince George's County, or the County Executive's designee, a certain
7 number of times each year to develop, review, and coordinate mowing, maintenance,
8 and litter removal activities for State highways in the county; requiring the
9 Administration to provide over a certain minimum period of time a schedule of
10 planned mowing, maintenance, and litter removal activities for State highways in
11 the county to the County Executive of Prince George's County or the County
12 Executive's designee; requiring the Administration to provide a certain annual
13 report on mowing, maintenance, and litter removal activities for State highways in
14 the county to the County Executive of Prince George's County by a certain date; and
15 generally relating to State highway mowing, maintenance, and litter removal in
16 Prince George's County.

17 BY adding to
18 Article – Transportation
19 Section 8–662
20 Annotated Code of Maryland
21 (2015 Replacement Volume and 2018 Supplement)

22 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
23 That the Laws of Maryland read as follows:

24 **Article – Transportation**

25 **8–662.**

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(A) THE ADMINISTRATION SHALL MEET WITH THE COUNTY EXECUTIVE OF**
2 **PRINCE GEORGE'S COUNTY, OR THE COUNTY EXECUTIVE'S DESIGNEE, AT LEAST**
3 **FOUR TIMES EACH YEAR TO DEVELOP, REVIEW, AND COORDINATE THE FOLLOWING**
4 **ACTIVITIES FOR STATE HIGHWAYS IN THE COUNTY:**

5 **(1) MOWING;**

6 **(2) MAINTENANCE; AND**

7 **(3) LITTER REMOVAL.**

8 **(B) AT LEAST ONCE EACH MONTH, THE ADMINISTRATION SHALL PROVIDE**
9 **TO THE COUNTY EXECUTIVE OF PRINCE GEORGE'S COUNTY, OR THE COUNTY**
10 **EXECUTIVE'S DESIGNEE, FOR STATE HIGHWAYS IN THE COUNTY A SCHEDULE OF**
11 **PLANNED:**

12 **(1) MOWING;**

13 **(2) MAINTENANCE; AND**

14 **(3) LITTER REMOVAL.**

15 **(C) ON OR BEFORE JANUARY 31 EACH YEAR, THE ADMINISTRATION SHALL**
16 **PROVIDE TO THE COUNTY EXECUTIVE OF PRINCE GEORGE'S COUNTY A REPORT**
17 **SUMMARIZING THE MOWING, MAINTENANCE, AND LITTER REMOVAL ACTIVITIES FOR**
18 **STATE HIGHWAYS IN THE COUNTY FOR THE PREVIOUS CALENDAR YEAR IN**
19 **SUFFICIENT DETAIL TO ALLOW FOR AN EVALUATION OF THE QUANTITY,**
20 **EFFECTIVENESS, AND IMPACT OF THESE ACTIVITIES.**

21 **SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect**
22 **October 1, 2019.**

HOUSE BILL 905

C2

9lr1037

By: **Delegates Hornberger, Boteler, Buckel, Long, Miller, Qi, Reilly, and Rose**

Introduced and read first time: February 8, 2019

Assigned to: Economic Matters

A BILL ENTITLED

1 AN ACT concerning

2 **Electricians – Low-Voltage Electricians, Continuing Education, and Penalties**

3 FOR the purpose of establishing a low-voltage electrician license as a State license to be
4 awarded to qualifying electricians; altering the name and membership of the State
5 Board of Master Electricians to be the State Board of Electricians; requiring the
6 State Board to enforce certain standards for the provision of electrical services;
7 requiring that the continuing education requirements adopted by the State Board be
8 based on certain standards, consist of a certain course or training, and be
9 administered by certain persons; requiring an applicant for a low-voltage electrician
10 license to have been engaged or employed regularly in providing electrical services
11 for at least a certain period of time; requiring a low-voltage electrician to take a
12 certain examination, except under certain circumstances; requiring the State Board
13 to grant a waiver to the examination requirement for certain applicants for a
14 low-voltage electrician license who complete a certain apprenticeship program;
15 providing that the State Board shall waive the examination requirement for a certain
16 applicant for a low-voltage electrician license, under certain circumstances, if the
17 applicant submits a license on or before a certain date; authorizing the State Board
18 to waive the examination requirement for certain out-of-State low-voltage
19 electricians; requiring the State Board to pursue a policy of reciprocal recognition of
20 electrician licenses awarded in other states; prohibiting individuals from providing
21 electrical services or assisting in the provision of electrical services unless the
22 individual has an appropriate license or permit; requiring that any individual who
23 violates certain provisions of law is guilty of a misdemeanor; establishing a fine not
24 to exceed a certain amount for a first conviction of a certain misdemeanor and a fine
25 not to exceed a certain amount for a subsequent conviction; authorizing the State
26 Board to impose a civil penalty, not exceeding a certain amount, for certain violations
27 of certain provisions of law; requiring the State Board to consider certain matters
28 when imposing a penalty; requiring that the State Board pay certain penalties to the
29 State Occupational Mechanical Licensing Boards' Fund; amending the name of the
30 Maryland Master Electricians Act to be the Maryland Electricians Act; making
31 conforming changes; defining certain terms; and generally relating to the provision

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

115



of electrical services in the State.

BY repealing and reenacting, with amendments,
Article – Business Occupations and Professions
Section 6–101, 6–201, 6–202(a), 6–205, 6–304, 6–307, 6–308, 6–311(c), 6–312, 6–315,
6–321(a)(2), 6–401, 6–604(b), and 6–701
Annotated Code of Maryland
(2018 Replacement Volume)

BY adding to
Article – Business Occupations and Professions
Section 6–606 and 6–607
Annotated Code of Maryland
(2018 Replacement Volume)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
That the Laws of Maryland read as follows:

Article – Business Occupations and Professions

6–101.

(a) In this title the following words have the meanings indicated.

(b) (1) “Assignment of local license” means any procedure by which a licensee grants to another person a right to use a local license to enable that person to engage in the business of providing electrical services.

(2) “Assignment of local license” includes any procedure by which:

(i) a licensee agrees to be the representative of another person; and

(ii) by virtue of that agreement, the other person is authorized to engage in the business of providing electrical services.

(c) “Engage in the business of providing electrical services” means to engage in providing electrical services for compensation.

(d) “License” means, unless the context requires otherwise, a license issued by the State Board or a local jurisdiction to provide electrical services.

(E) “LICENSED LOW-VOLTAGE ELECTRICIAN” MEANS, UNLESS THE CONTEXT REQUIRES OTHERWISE, AN ELECTRICIAN LICENSE ISSUED BY THE STATE BOARD OR A LOCAL JURISDICTION TO PROVIDE LOW-VOLTAGE SERVICES.

[(e)] (F) “Licensed master electrician” means, unless the context requires otherwise, a master electrician who is licensed by the State Board or a local jurisdiction to

1 provide electrical services.

2 **[(f)] (G)** “Local board” means a board that a local jurisdiction of the State creates
3 to regulate any aspect of the electrical trade.

4 **[(g)] (H)** “Local license” means, unless the context requires otherwise, a license
5 that is issued by a local board to provide electrical services as a master electrician.

6 **(I) “LOW-VOLTAGE SERVICES” MEANS:**

7 **(1) FOR AUDIO SIGNAL PROCESSING, AMPLIFICATION, AND**
8 **REPRODUCTION EQUIPMENT, ELECTRICAL SERVICES THAT ARE OPERATED AT NOT**
9 **MORE THAN 80 VOLTS OF ELECTRICAL CURRENT; AND**

10 **(2) FOR ALL OTHER ELECTRICALLY OPERATED SERVICES, SERVICES**
11 **THAT ARE OPERATED AT NOT MORE THAN 50 VOLTS OF ELECTRICAL CURRENT.**

12 **[(h)] (J)** “Master electrician” means an individual who has the experience,
13 knowledge, and skill to provide electrical services in all aspects of the electrical trade, in a
14 manner that complies with applicable plans, specifications, codes, or law.

15 **[(i)] (K)** (1) “Provide electrical services” means to provide any service in the
16 electrical trade.

17 (2) “Provide electrical services” includes installing, repairing, or altering
18 any electrical wiring, fixture, appliance, apparatus, raceway, or conduit that:

19 (i) generates, transmits, transforms, or uses electrical energy in any
20 form for light, heat, power, or communication; and

21 (ii) is located within a plant, substation, or elsewhere.

22 **[(j)] (L)** “State Board” means the State Board of **[Master]** Electricians.

23 **[(k)] (M)** “State license” means a license that is issued by the State Board to a
24 master electrician **OR A LOW-VOLTAGE ELECTRICIAN.**

25 6–201.

26 There is a State Board of **[Master]** Electricians in the Department.

27 6–202.

28 (a) (1) The State Board consists of 9 members appointed by the Governor with
29 the advice and consent of the Senate.

(2) Of the 9 members of the State Board:

(i) [6] 4 shall be licensed master electricians; [and]

(ii) 3 shall be consumer members; **AND**

(III) 2 SHALL BE LICENSED LOW-VOLTAGE ELECTRICIANS.

(3) Of the [6 master electrician] members:

(i) 1 shall be from Baltimore City;

(ii) 1 shall be from the area that consists of Caroline, Dorchester, Kent, Queen Anne's, Somerset, Talbot, Wicomico, and Worcester counties;

(iii) 1 shall be from the area that consists of Baltimore, Cecil, and Harford counties;

(iv) 1 shall be from the area that consists of Anne Arundel, Calvert, Charles, and St. Mary's counties;

(v) 1 shall be from the area that consists of Montgomery and Prince George's counties; and

(vi) 1 shall be from the area that consists of Allegany, Carroll, Frederick, Garrett, Howard, and Washington counties.

(4) The [consumer] **OTHER** members shall be from the State at large.

(5) A member of the State Board may not reside in the same county as another member.

6–205.

(A) In addition to any powers and duties set forth elsewhere, the State Board shall:

(1) twice a year hold a seminar and invite members from each local licensing jurisdiction to discuss any industry or licensing problems; [and]

(2) adopt regulations to establish:

(i) application and examination fees;

(ii) continuing education requirements; and

(iii) application deadlines; AND

(3) ENFORCE MINIMUM STANDARDS FOR THE PROVISION OF ELECTRICAL SERVICES CONSISTENT WITH THE NATIONAL ELECTRICAL CODE ADOPTED BY THE STATE OR ANY CODE OR STANDARD OF THE NATIONAL FIRE PROTECTION ASSOCIATION THAT RELATES TO THE PROVISION OF ELECTRICAL SERVICES.

(B) THE CONTINUING EDUCATION REQUIREMENTS ADOPTED UNDER THIS SECTION SHALL:

(1) BE BASED ON THE NATIONAL ELECTRICAL CODE ADOPTED BY THE STATE BOARD, OR ANY LOCAL VARIANTS ADOPTED BY A LOCAL BOARD;

(2) CONSIST OF A COURSE OR TRAINING ON PRACTICAL TECHNIQUES, INSTALLATION PROCEDURES, OR OTHER RELEVANT TEACHINGS; AND

(3) BE ADMINISTERED BY:

(I) A COLLEGE OR TRADE SCHOOL;

(II) A STATE OR NATIONALLY RECOGNIZED TRAINING PROGRAM; OR

(III) ANOTHER PERSON APPROVED BY THE STATE BOARD.

6–304.

(a) To qualify for a State license, an applicant shall be an individual who meets the requirements of this section.

(b) (1) Subject to paragraph (2) of this subsection, [the] AN applicant **FOR A MASTER ELECTRICIAN’S LICENSE** shall have been engaged or employed regularly and principally in providing electrical services for all types of electrical equipment and [apparatus] **APPARATUSES** for at least 7 years while under the direction and supervision of:

(i) a master electrician; or

(ii) a similarly qualified employee of a governmental unit.

(2) The State Board may allow an applicant up to 3 years of credit toward the experience required under paragraph (1) of this subsection, if the State Board determines that the applicant has completed a formal course of study or professional training in electrical installation comparable to the required experience.

(C) AN APPLICANT FOR A LOW-VOLTAGE ELECTRICIAN LICENSE SHALL HAVE BEEN ENGAGED OR EMPLOYED REGULARLY AND PRINCIPALLY IN PROVIDING ELECTRICAL SERVICES FOR ALL TYPES OF ELECTRICAL EQUIPMENT AND APPARATUSES FOR AT LEAST 3 YEARS.

[(c)] (D) Except as otherwise provided in this subtitle, the applicant shall pass an examination given by the State Board under this subtitle.

[(d)] (E) The State Board may investigate the qualifications of each applicant to determine whether the applicant meets the requirements of this section.

6–307.

(a) Subject to the limitations in this section, the State Board shall waive the examination requirements of this subtitle for an individual who holds a local license.

(b) The State Board shall grant a waiver under this section **TO AN APPLICANT FOR A MASTER ELECTRICIAN’S LICENSE** only if the applicant:

(1) pays the application fee established by the **STATE** Board under § 6–205 of this title;

(2) provides adequate evidence that the applicant:

(i) meets the qualifications otherwise required by this subtitle; and

(ii) is licensed in a local jurisdiction after:

1. passing, in that local jurisdiction, an examination that is equivalent to the examination for which the applicant is seeking the waiver; and

2. meeting, in that local jurisdiction, requirements that are equivalent to the licensing requirements of this subtitle; and

(3) submits a statement from the local jurisdiction certifying:

(i) the applicant is in good standing with the local jurisdiction;

(ii) the applicant obtained the local license by taking an examination equivalent to the examination given by the State Board; and

(iii) the date of the local examination.

(C) (1) EXCEPT AS PROVIDED IN PARAGRAPH (2) OF THIS SUBSECTION, THE STATE BOARD SHALL GRANT A WAIVER UNDER THIS SUBSECTION TO AN

1 APPLICANT FOR A LOW-VOLTAGE ELECTRICIAN LICENSE ONLY IF THE APPLICANT
2 PROVIDES WRITTEN PROOF OF SUCCESSFUL COMPLETION OF AN ELECTRICIAN
3 APPRENTICESHIP PROGRAM, APPROVED BY THE MARYLAND APPRENTICESHIP AND
4 TRAINING COUNCIL OR THE FEDERAL COMMITTEE ON APPRENTICESHIP, THAT
5 CONSISTS OF:

6 (I) AT LEAST 241 CLASSROOM HOURS; AND

7 (II) AT LEAST 3,000 HOURS OF WORK EXPERIENCE.

8 (2) THE STATE BOARD SHALL WAIVE THE EXAMINATION
9 REQUIREMENTS FOR AN APPLICANT FOR A LOW-VOLTAGE ELECTRICIAN LICENSE IF
10 THE APPLICANT:

11 (I) SUBMITS AN APPLICATION FOR A LICENSE TO THE STATE
12 BOARD ON OR BEFORE DECEMBER 31, 2020; AND

13 (II) 1. HOLDS AN ACTIVE LOW-VOLTAGE ELECTRICIAN
14 LOCAL LICENSE; OR

15 2. PROVIDES WRITTEN PROOF THAT THE APPLICANT
16 HAS AT LEAST 3 YEARS OF WORK EXPERIENCE PROVIDING ELECTRICAL SERVICES.

17 [(c)] (D) An initial State license that is obtained under this section may not be
18 reinstated unless the requirements of § 6-312 of this subtitle are met.

19 6-308.

20 (a) Subject to the limitations in this section, on the affirmative vote of at least a
21 majority of the authorized membership of the State Board, the State Board may waive the
22 examination requirements of this subtitle for an individual who is licensed to provide
23 electrical services as a master electrician OR A LOW-VOLTAGE ELECTRICIAN in another
24 state.

25 (b) The State Board may grant a waiver under this section only if the applicant:

26 (1) pays the appropriate application fee set by the Board under § 6-205(2)
27 of this title; and

28 (2) provides adequate evidence that the applicant:

29 (i) meets the qualifications otherwise required by this subtitle;

30 (ii) holds an active license in good standing in the other state;

(iii) holds a license that is equivalent to the State license; and

(iv) **1. IN THE CASE OF AN APPLICANT FOR A MASTER ELECTRICIAN'S LICENSE**, meets a 7-year experience requirement in providing electrical services, at least 4 years of which must have been gained prior to licensure in the other state, while under the supervision of a master electrician or similarly qualified employee of a governmental unit; **OR**

2. IN THE CASE OF AN APPLICANT FOR A LOW-VOLTAGE ELECTRICIAN'S LICENSE, HAS BEEN ENGAGED OR EMPLOYED REGULARLY AND PRINCIPALLY IN PROVIDING LOW-VOLTAGE ELECTRICAL SERVICES FOR ALL TYPES OF ELECTRICAL EQUIPMENT AND APPARATUSES FOR AT LEAST 3 YEARS.

(c) The State Board may grant a waiver only if the state in which the applicant is licensed waives the examination of licensees of this State to a similar extent as this State waives the examination requirements for individuals licensed in that state.

(d) The **STATE** Board may allow an applicant up to 3 years credit toward the experience required under subsection (b)(2) of this section, if the State Board determines that the applicant has completed a formal course of study or professional training in electrical installation comparable to the required experience.

(E) THE STATE BOARD SHALL PURSUE A POLICY OF RECIPROCAL RECOGNITION OF ELECTRICIAN LICENSES AWARDED IN OTHER STATES.

6-311.

(c) (1) A **MASTER ELECTRICIAN** licensee on inactive status may not use a State license to obtain a local license for providing electrical services as a master electrician in a local jurisdiction of the State.

(2) In a county that requires a State **MASTER ELECTRICIAN** license, a licensee on inactive status may not provide electrical services as a master electrician.

6-312.

(a) The State Board shall reinstate the State license of [a master] **AN** electrician who is not on inactive status and who has failed to renew the State license for any reason, if the [master] electrician:

(1) applies to the State Board for reinstatement within 2 years after the State license expires;

(2) meets the renewal requirements of § 6-310 of this subtitle; and

(3) in addition to the renewal fee required under § 6-310 of this subtitle,

1 pays to the State Board a reinstatement fee set by the State Board.

2 (b) If [a master] AN electrician who has failed to renew the State license for any
3 reason applies for reinstatement more than 2 years after the State license has expired, the
4 State Board shall require the [master] electrician to pay a reinstatement fee set by the
5 State Board, and comply with the requirements for obtaining a State license under §§
6 6–304 and 6–307 of this subtitle and § 6–503 of this title.

7 6–315.

8 The State Board may investigate or act in a disciplinary proceeding against a
9 licensed [master] electrician notwithstanding:

10 (1) a lapse, by operation of law, of the State license of the [master]
11 electrician;

12 (2) a suspension of the State license of the [master] electrician by order of
13 the State Board or a court; or

14 (3) a voluntary surrender of the State license of the [master] electrician to
15 the State Board.

16 6–321.

17 (a) (2) When the State Board receives notice of a local disciplinary action
18 against a licensed [master] electrician, the State Board shall provide notice of the
19 disciplinary action to each local licensing jurisdiction.

20 6–401.

21 (a) Subject to the limitations in this subtitle, an individual who holds a State
22 **MASTER ELECTRICIAN** license or qualifies for a State **MASTER ELECTRICIAN** license may
23 use the State license to:

24 (1) obtain a local license; and

25 (2) assign that local license to another person, including a sole
26 proprietorship, who engages in the business of providing electrical services.

27 (b) (1) Subject to the limitations in this section, if an individual obtains a State
28 license on the basis of a local license under Subtitle 5 of this title and that local license has
29 been assigned to a person who engages in the business of providing electrical services, the
30 individual shall identify on the State license the person to whom that local license has been
31 assigned.

32 (2) Subject to the limitations in this section, if an individual obtains a local

1 license on the basis of a State **MASTER ELECTRICIAN** license and intends to assign that
2 local license to a person who engages in the business of providing electrical services, the
3 individual shall identify on the State license the person to whom that local license is to be
4 assigned.

5 (c) (1) If, at the time of application for a State **MASTER ELECTRICIAN** license,
6 an individual intends to assign a local license obtained on the basis of the State license, the
7 individual shall:

8 (i) meet the requirements for issuance of a State license under §
9 6–309 of this title;

10 (ii) include, on the application form submitted to the State Board,
11 the name of the person to whom the local license is to be assigned;

12 (iii) pay the appropriate State license fee under § 6–309 of this title;
13 and

14 (iv) submit to the State Board proof of general liability and property
15 damage insurance as required under § 6–604 of this title.

16 (2) If an individual obtains a State license on the basis of a local license
17 that has been assigned, the individual shall:

18 (i) meet the requirements for issuance of a State license under §
19 6–309 of this title;

20 (ii) include, on an application form submitted to the State Board, the
21 name of the person to whom the local license has been assigned;

22 (iii) pay the appropriate State license fee under § 6–309 of this title;
23 and

24 (iv) submit to the State Board proof of general liability and property
25 damage insurance, **IF APPLICABLE**, as required under § 6–604 of this title.

26 (3) If, after issuance of a State **MASTER ELECTRICIAN** license to an
27 individual, the individual intends to assign a local license obtained on the basis of the State
28 **MASTER ELECTRICIAN** license, the individual shall:

29 (i) meet the notification requirements of § 6–314 of this title;

30 (ii) submit to the State Board an application for identification of the
31 assignment on the State license;

32 (iii) pay to the State Board an identification fee set by the State
33 Board;

(iv) submit to the State Board proof of general liability and property damage insurance as required under § 6-604 of this title; and

(v) return the State license.

(d) (1) If an individual obtains a local license by the use of the State **MASTER ELECTRICIAN** license of the individual, the local license may be assigned at any 1 time to only 1 person who engages in the business of providing electrical services.

(2) If at any time an individual holds 2 or more current local licenses that were obtained by the use of a State **MASTER ELECTRICIAN** license, the individual may assign those local licenses only if the assignment is made to the same person.

6-604.

(b) A master electrician who is licensed by the State Board and provides electrical services, **A LOW-VOLTAGE ELECTRICIAN WHO IS LICENSED BY THE STATE BOARD AND PROVIDES LOW-VOLTAGE ELECTRICAL SERVICES**, or a person to whom the master electrician assigns a local license under this title shall:

(1) maintain general liability insurance in the amount of at least \$300,000;

(2) maintain property damage insurance in the amount of at least \$100,000; and

(3) submit proof of the required insurance to the State Board.

6-606.

(A) EXCEPT AS OTHERWISE PROVIDED IN THIS TITLE, AN INDIVIDUAL MAY NOT:

(1) PROVIDE, ATTEMPT TO PROVIDE, OR OFFER TO PROVIDE ELECTRICAL SERVICES FOR COMPENSATION WITHOUT AN APPROPRIATE LICENSE ISSUED UNDER THIS TITLE;

(2) ASSIST, ATTEMPT TO ASSIST, OR OFFER TO ASSIST IN PROVIDING ELECTRICAL SERVICES FOR COMPENSATION WITHOUT AN APPROPRIATE LICENSE ISSUED UNDER THIS TITLE;

(3) PROVIDE ELECTRICAL SERVICES FOR COMPENSATION WITHOUT OBTAINING A PERMIT FOR THE SERVICES IF REQUIRED BY A LOCAL JURISDICTION; OR

1 **(4) PROVIDE ELECTRICAL SERVICES THAT ARE BEYOND THE SCOPE**
2 **OF THE LICENSE ISSUED TO THE INDIVIDUAL UNDER THIS TITLE.**

3 **(B) EXCEPT AS OTHERWISE PROVIDED IN THIS TITLE A PERSON MAY NOT**
4 **EMPLOY AN INDIVIDUAL TO PROVIDE OR ASSIST IN PROVIDING ELECTRICAL**
5 **SERVICES UNLESS THE INDIVIDUAL:**

6 **(1) IS LICENSED OR PERMITTED AS AN ELECTRICIAN; AND**

7 **(2) PROVIDES OR ASSISTS IN PROVIDING ELECTRICAL SERVICES**
8 **WITHIN THE SCOPE OF THE INDIVIDUAL'S LICENSE OR PERMIT.**

9 **6-607.**

10 **(A) IN THIS SECTION "OFFICER" MEANS A SUPERINTENDENT, A MANAGER,**
11 **OR AN AGENT OF A BUSINESS ENTITY, REGARDLESS OF WHETHER THE BUSINESS**
12 **ENTITY PROVIDES ELECTRICAL SERVICES FOR PROFIT.**

13 **(B) ANY PERSON, INCLUDING ANY OFFICER, WHO VIOLATES § 6-606 OF THIS**
14 **SUBTITLE IS GUILTY OF A MISDEMEANOR AND ON CONVICTION IS SUBJECT TO:**

15 **(1) FOR A FIRST CONVICTION, A FINE NOT EXCEEDING \$1,000; AND**

16 **(2) FOR A SECOND OR SUBSEQUENT CONVICTION, A FINE NOT**
17 **EXCEEDING \$5,000.**

18 **(C) (1) IN ADDITION TO ANY OTHER PENALTIES IMPOSED UNDER THIS**
19 **TITLE, THE STATE BOARD MAY IMPOSE ON A PERSON WHO VIOLATES ANY**
20 **PROVISION OF THIS SUBTITLE A CIVIL PENALTY NOT EXCEEDING \$5,000 FOR EACH**
21 **VIOLATION.**

22 **(2) IN DETERMINING THE PENALTY IMPOSED UNDER PARAGRAPH (1)**
23 **OF THIS SUBSECTION, THE STATE BOARD SHALL CONSIDER:**

24 **(I) THE SERIOUSNESS OF THE VIOLATION;**

25 **(II) THE GOOD FAITH OF THE VIOLATOR;**

26 **(III) ANY PREVIOUS VIOLATIONS;**

27 **(IV) THE HARMFULNESS OF THE VIOLATION; AND**

28 **(V) ANY OTHER RELEVANT FACTORS.**

1 **(D) THE STATE BOARD SHALL PAY ANY PENALTY COLLECTED UNDER THIS**
2 **SECTION INTO THE STATE OCCUPATIONAL MECHANICAL LICENSING BOARDS’**
3 **FUND.**

4 6–701.

5 This title may be cited as the “Maryland [Master] Electricians Act”.

6 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect
7 October 1, 2019.

HOUSE BILL 884

Q4

9lr2836

By: **Delegate Mosby**

Introduced and read first time: February 8, 2019

Assigned to: Ways and Means

A BILL ENTITLED

1 AN ACT concerning

2 **Sales and Use Tax – Limited Residential Lodging**

3 FOR the purpose of requiring certain hosting platforms to collect the sales and use tax on
4 the sale of the right to occupy certain lodging accommodations; requiring that the
5 sales and use tax be stated and shown in a certain manner for certain retail sales or
6 sales for use; prohibiting a hosting platform from collecting certain fees unless the
7 sales and use tax is collected in a certain manner; defining certain terms; making
8 conforming changes; and generally relating to requiring certain hosting platforms to
9 collect the sales and use tax on the right to occupy certain lodging accommodations.

10 BY repealing and reenacting, without amendments,
11 Article – Tax – General
12 Section 11–101(a), (a–1), (a–3), (h)(1), and (k)(1) and 11–102(a)
13 Annotated Code of Maryland
14 (2016 Replacement Volume and 2018 Supplement)

15 BY repealing and reenacting, with amendments,
16 Article – Tax – General
17 Section 11–101(a–2) and (o), 11–302, and 11–403
18 Annotated Code of Maryland
19 (2016 Replacement Volume and 2018 Supplement)

20 BY adding to
21 Article – Tax – General
22 Section 11–101(a–4), (c–2), (c–3), and (c–4)
23 Annotated Code of Maryland
24 (2016 Replacement Volume and 2018 Supplement)

25 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
26 That the Laws of Maryland read as follows:

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



Article – Tax – General

11–101.

(a) In this title the following words have the meanings indicated.

(a–1) “Accommodation” means a right to occupy a room or lodgings as a transient guest.

(a–2) (1) “Accommodations intermediary” means a person, other than an accommodations provider, who facilitates the sale or use of an accommodation and charges a buyer the taxable price for the accommodation.

(2) **“ACCOMMODATIONS INTERMEDIARY” INCLUDES A HOSTING PLATFORM.**

(3) For purposes of this subsection, a person shall be considered to facilitate the sale or use of an accommodation if the person brokers, coordinates, or in any other way arranges for the sale or use of an accommodation by a buyer.

(a–3) “Accommodations provider” means a person that owns, operates, or manages an accommodation and makes the accommodation available for sale or use to a buyer.

(A–4) “BOOKING TRANSACTION” MEANS ANY TRANSACTION IN WHICH THERE IS A RETAIL SALE OF AN ACCOMMODATION.

(C–2) “HOSTING PLATFORM” MEANS AN INTERNET–BASED DIGITAL ENTITY THAT:

(1) ADVERTISES THE AVAILABILITY OF LIMITED RESIDENTIAL LODGING UNITS FOR RENT; AND

(2) RECEIVES COMPENSATION FOR FACILITATING RESERVATIONS OR PROCESSING BOOKING TRANSACTIONS ON BEHALF OF THE OWNER, OPERATOR, OR MANAGER OF A LIMITED RESIDENTIAL LODGING UNIT.

(C–3) “LIMITED RESIDENTIAL LODGING” MEANS THE TEMPORARY USE OF A LIMITED RESIDENTIAL LODGING UNIT TO PROVIDE ACCOMMODATION TO TRANSIENT GUESTS FOR LODGING PURPOSES IN EXCHANGE FOR CONSIDERATION.

(C–4) (1) “LIMITED RESIDENTIAL LODGING UNIT” MEANS A RESIDENTIAL DWELLING UNIT OR A PORTION OF THE UNIT USED FOR LIMITED RESIDENTIAL LODGING.

(2) “LIMITED RESIDENTIAL LODGING UNIT” INCLUDES A SINGLE-FAMILY HOUSE OR DWELLING, A MULTIFAMILY HOUSE OR DWELLING, AN APARTMENT, A CONDOMINIUM, OR A COOPERATIVE.

(h) (1) “Retail sale” means the sale of:

(i) tangible personal property; or

(ii) a taxable service.

(k) (1) “Tangible personal property” means:

(i) corporeal personal property of any nature; or

(ii) an accommodation.

(o) (1) “Vendor” means a person who:

(i) engages in the business of an out-of-state vendor, as defined in § 11-701 of this title;

(ii) engages in the business of a retail vendor, as defined in § 11-701 of this title;

(iii) holds a special license issued under § 11-707 of this title; [or]

(iv) is an accommodations intermediary; OR

(V) IS A HOSTING PLATFORM.

(2) “Vendor” includes, for an out-of-state vendor, a salesman, representative, peddler, or canvasser whom the Comptroller, for the efficient administration of this title, elects to treat as an agent jointly responsible with the dealer, distributor, employer, or supervisor:

(i) under whom the agent operates; or

(ii) from whom the agent obtains the tangible personal property or taxable service for sale.

11-102.

(a) Except as otherwise provided in this title, a tax is imposed on:

(1) a retail sale in the State; and

(2) a use, in the State, of tangible personal property or a taxable service.

11–302.

(A) For each retail sale or sale for use other than a sale under § 11–405, § 11–406, or § 11–410 of this title, the sales and use tax shall be:

(1) stated separately from the sale price; and

(2) shown separately from the sale price on any record of a sale:

(i) at the time of the sale;

(ii) when the vendor issues evidence of the sale; or

(iii) when the vendor uses evidence of the sale.

(B) FOR EACH RETAIL SALE OR SALE FOR USE OF AN ACCOMMODATION, THE SALES AND USE TAX SHALL BE:

(1) STATED SEPARATELY FROM THE SALE PRICE;

(2) SHOWN SEPARATELY FROM THE SALE PRICE ON ANY RECORD OF SALE; AND

(3) STATED SEPARATELY FROM ANY FEES OR CHARGES IMPOSED BY AN ACCOMMODATIONS INTERMEDIARY THAT ARE NOT IMPOSED BY OR PAYABLE TO AN ACCOMMODATIONS PROVIDER FOR THE USE OF AN ACCOMMODATION:

(I) AT THE TIME OF THE SALE;

(II) WHEN THE VENDOR ISSUES EVIDENCE OF THE SALE; OR

(III) WHEN THE VENDOR USES EVIDENCE OF THE SALE.

11–403.

(a) IN THIS SECTION, “SALE” INCLUDES A BOOKING TRANSACTION MADE THROUGH A HOSTING PLATFORM.

(B) Except as otherwise provided in this subtitle, a vendor shall collect the applicable sales and use tax from the buyer:

(1) at the time that the sale is made, regardless of when the taxable price is paid;

1 (2) if the tax is based on a credit or installment sale, at the time that the
2 Comptroller requires by regulation; or

3 (3) if a sale for use is not taxable when the sale is made, at the time that
4 the use becomes taxable.

5 **[(b)] (C)** Except as otherwise provided in this title, unless a buyer is otherwise
6 required by regulation to pay the sales and use tax directly to the Comptroller, the buyer
7 shall pay the sales and use tax to the vendor at the time required under subsection **[(a)]**
8 **(B)** of this section.

9 **[(c)] (D)** A vendor shall refund to a buyer the proportionate amount of sales and
10 use tax that the buyer has paid if:

11 (1) (i) a sale is rescinded or canceled; or

12 (ii) the property sold is returned to the vendor; and

13 (2) the purchase price is wholly or partially repaid or credited.

14 **(E) A HOSTING PLATFORM MAY NOT COLLECT A FEE FROM THE BUYER OF**
15 **AN ACCOMMODATION OR AN ACCOMMODATION PROVIDER AS PART OF A BOOKING**
16 **TRANSACTION UNLESS THE SALES AND USE TAX IS COLLECTED IN ACCORDANCE**
17 **WITH SUBSECTION (B) OF THIS SECTION.**

18 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June
19 1, 2019.

City Council Agenda Item Report

Meeting Date: March 11, 2019

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section:

Subject:

Lakecrest Drive Trees

Suggested Action:

Mr. Byrd requested that this item be included on the agenda.

Attachments:

City Council Agenda Item Report

Meeting Date: March 11, 2019

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section:

Subject:

* Appointments to Advisory Groups

Suggested Action:

Reference: Applications

Council interviewed Gordon Gainer on August 20, 2018, for appointment to the Advisory Committee on Education and April Ashpes on October 15, 2018, for appointment to the Senior Citizens Advisory Committee.

Approval of this item on the consent agenda will indicate Council's intent to appoint Dr. Gainer to ACE and Ms. Ashpes to SCAC.

Attachments:

City Council Agenda Item Report

Meeting Date: March 11, 2019

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section:

Subject:

* Reappointments to Advisory Groups

Suggested Action:

Reference: Reappointment Surveys

The following individuals have indicated their willingness to continue to serve on City Advisory Boards and Committees:

Steve Skolnik- Board of Appeals

Sherry Burks - Community Relations Advisory Board

Richard Marcus - Employee Relations Board

Michael Hartman - Greenbelt Advisory Committee on Environmental Sustainability

Approval of this item on the consent agenda will indicate Council's intent to appoint them to new terms.

Attachments:

City Council Agenda Item Report

Meeting Date: March 11, 2019

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section:

Subject:

Request for Celebratory Letters

Suggested Action:

Ms. Davis requested that this item be included on the agenda,

Attachments:

City Council Agenda Item Report

Meeting Date: March 11, 2019

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section:

Subject:

Motion to Reconsider

Suggested Action:

The following motion was adopted at the February 25 meeting:

Ms. Davis moved that Police service weapons no longer useable must be destroyed unless those weapons can be sent to an entity that will safely and securely provide those weapons to law enforcement or military agencies and that this policy is established in the general orders. Ms. Mach seconded. The motion passed 5 to 1 (Roberts)

Council's standing rules provide the following (in italics) regarding Reconsideration

Reconsideration

After the decision on any question, any member who voted with the prevailing side may move a reconsideration of any action at the same or the next meeting. A motion to reconsider shall require the approval of at least four members of Council. After a motion for reconsideration has once been acted on, no other motion for reconsideration thereof shall be made without unanimous consent of all members of Council.

In order to Reconsider the February 25 motion, the following procedural steps would be necessary:

1. Reconsideration of the motion must be added to tonight's agenda.
2. When Council gets to this item on the agenda, one of the 5 members who voted in the affirmative must move for reconsideration. The motion requires a second and then at least 4 Council members must vote in favor of reconsideration.
3. It is the City's Solicitor's opinion that you cannot vote on the motion for reconsideration. Only the 6 members present at the last meeting can participate in the vote on the motion to reconsider.
4. If the motion to reconsider is adopted, then the February 25 motion listed above is back before Council. At this point you could participate in any further discussion on this motion and vote on it.

Attachments:

City Council Agenda Item Report

Meeting Date: March 11, 2019

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: OTHER BUSINESS

Agenda Section:

Subject:

Capital Improvements at Springhill Lake Elementary

Suggested Action:

The motion would be to send a letter to the county executive about Springhill Lake Elementary requesting that our concerns about its facilities' conditions be addressed in the short-term through the upcoming county budget and that those issues, along with the issue of overcrowding, be addressed in the long-term by making a brand new building for Springhill Lake Elementary one of her very top county priorities.

Attachments:

City Council Agenda Item Report

Meeting Date: March 11, 2019

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: MEETINGS

Agenda Section:

Subject:

Meetings

Suggested Action:

Reference: Meetings Calendar

2019 Meeting Schedule: At the regular meeting on February 25, Council reviewed its 2019 meeting schedule. The following changes to the 2019 meeting calendar were suggested:

- No Work Session on Monday, April 22nd (Easter Monday and Passover)
- Reschedule Monday, June 10th and Monday, June 24th Regular Meetings to Monday, June 3rd and Monday, June 17th (Budget Adoption Prior to June 10th and Maryland Municipal League Conference June 23rd – 26th)
- No Work Session on Wednesday, October 9th (Yom Kippur)

A motion is required to approve this schedule change.

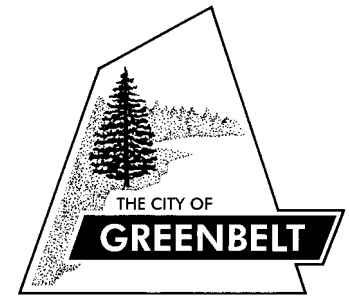
Attachments:

[meetings.pdf](#)

CITY OF GREENBELT, MARYLAND

25 Crescent Road, Greenbelt, MD 20770-1891

3/8/2019 9:59 AM



City Council Meetings & Work Sessions March – April

NLC Conference (D.C)	Sun.-Wed.	03/10-03/13	
Regular Meeting	Mon.	03/11	8:00 pm
Friends of the Greenbelt Museum (Transforming America's Communities Through the Arts)	Wed.	03/13	8:00 pm
Work Session – NCO Zone / Arts & Entertainment District (tentative)	Mon.	03/18	8:00 pm
Work Session – Prince George's County School Board Member Thomas, (CC) (tentative)	Wed.	03/20	8:00 pm
Regular Meeting	Mon.	03/25	8:00 pm
Budget Work Session - Overview, Revenues & General Government/Other Funds / Non-Departmental & Fund Transfers, (CC)	Wed.	03/27	7:30 pm
Work Session - Windsor Green Community Center Renovation (tentative)	Mon.	04/01	8:00 pm
Budget Work Session – Misc. – Museum/Grants & Contributions/Social Services, (SHL)	Wed.	04/03	7:30 pm
PGCMA, Seat Pleasant	Fri.	04/05	7:00 pm
Regular Meeting	Mon.	04/08	8:00 pm
Budget Work Session – Public Safety, (SHL)	Wed.	04/10	7:30 pm
Work Session – Comprehensive Housing Strategy / Affordable Housing with County Council Chair Todd Turner	Mon.	04/15	8:00 pm
Budget Work Session – Public Works/Capital Projects, (Greenbriar)	Wed.	04/17	7:30 pm
PGCMA, College Park Municipal Building	Thurs.	04/18	7:00 pm
Regular Meeting/1st Public Hearing	Tues.	04/23	8:00 pm
Four Cities Meeting (Greenbelt)	Wed.	04/24	7:30 pm
Budget Work Session – Recognition Groups	Mon.	04/29	7:00 pm

- Councilmembers will present reports on conferences, meetings and events as the last item of business at Monday Work Sessions.

This schedule is subject to change. For confirmation, call 301-474-8000. Regular and Special meetings and Work Sessions are open to the public. If special accommodations are required for any disabled person, please call 301-474-8000 or 301-474-3870 no later than 10 a.m. on the meeting day. Deaf individuals are advised to use MD RELAY at 711 or e-mail banderson@greenbeltmd.gov to reach the City Clerk. Unless otherwise noted, meetings will be held in the Council Room of the Municipal Building (MB) at 25 Crescent Rd. Meetings marked "CC" will be held in the Community Center at 15 Crescent Rd and "Greenbriar" will be held in the Terrace Room at 7600 Hanover Parkway.

Bonita Anderson, City Clerk

A NATIONAL HISTORIC LANDMARK

(301) 474-8000

fax (301) 441-8248
www.greenbeltmd.gov

MD RELAY 711

140

CITY OF GREENBELT, MARYLAND

25 Crescent Road, Greenbelt, MD 20770-1891

3/8/2019 9:59 AM

Ready to be scheduled:

Prince George's County Executive Alsobrooks
State's Attorney Braveboy
WSSC
Forest Preserve/Community Gardens
Sustainable Land Care Policy
Capital Office Park
Dog Park
CRAB Report – Police Community Relations
Verizon
Greenbelt Watershed Groups
Cemetery Plans
University of Maryland (2019)
Roosevelt Center Owner
Religious Organizations
Beltway Plaza
NASA
GHI
Greenbelt Postmaster

For later scheduling:

Zoning Enforcement
Parkway Apartment Owners/GHI (parking)
Northway Fields Master Plan
City Manager Updates (Jan, Pre-budget; July & Sept/Oct)
Meeting with County on Transportation Plan
Hotels
PRAB – Buddy Attick Park Master Plan
Forest Preserve Health Assessment

City Council Agenda Item Report

Meeting Date: March 11, 2019

Submitted by: Bonita Anderson

Submitting Department: Administration

Item Type: MEETINGS

Agenda Section:

Subject:

Stakeholders

Suggested Action:

Reference: Stakeholders Schedule Chart

Attachments:

[Stakeholder Schedule.pdf](#)

Annual														
Advisory Group Chairs	3/16	2/17	7/18											
Franklin Park at Greenbelt Station Mgmt.	8/16	11/17	12/18											
Greenbelt East Advisory Coalition	3/16	7/17	3/19											
Greenbelt Homes, Inc.	6/16	7/17	7/18											
County Executive/ County Council	12/13	9/16	1/19											
Biennial														
Roosevelt Center Merchants	11/16	1/18												
Beltsville Ag. Research Center/ NPS Greenbelt Park	03/14	7/16	8/18											
	7/15	1/18												
Beltway Plaza	9/14	3/17												
Greenway Center	7/14	12/16	2/19											
Civic Associations	8/14	2/18												
NASA/GSFC	3/15	3/17												
PG Co. Economic Development Corp.	8/14	4/17												
School Board	2/16	5/17	10/18											
State Highway Administration	6/15	10/17												
Every Three Years														
Apartments	2/18													
Religious/Spiritual Organizations	3/13	6/15												
Greenbelt Watershed Groups	8/14	10/16												
Hotels														
University of Maryland	3/13	4/15												
Every Three Years or Major Issue														
Comcast	9/13	11/17												
Verizon														
PEPCO	9/14	1/17												
WSSC	12/12	9/16												
WGL														
Capital Office Park	12/12	1/16												
Other Business Parks:														
Maryland Trade Center														
Golden Triangle														
Hanover Parkway														
Belle Point														
Edmonston Road														
Hanover Parkway														
Roosevelt Center Owner	9/15													

WMATA/PGDPW&T (Semi-Annual)	11/16	9/17	11/18											
Other/As Needed														
M-NCPPC/Planning Board (Major Issue)	6/06	7/14												
Business Coffee (Every Four Months)	10/17	2/18	8/18	11/18	2/19									
State's Attorney (4 years)	2/11	4/15												

(Rev. January 18, 2019)