



Redevelopment Authority
of Prince George's County

REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY

REQUEST FOR PROPOSAL

NO. 2021-04

**Forestville Road Townhome Smart Community
Development of a 32 Acre Site located at Forestville Road and
Suitland Parkway**

ISSUE DATE: July 8th, 2021

PROPOSAL WORKSHOP: August 5th, 2021

from 9 am to 12 pm

PROPOSAL CLOSING: September 30th, 12:00 Noon EST



**This document is available from the Redevelopment Authority Webpage at:
<https://www.princegeorgescountymd.gov/3539/Request-for-Proposals>**

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SECTION I: INTRODUCTION

1.1 SUMMARY STATEMENT

The Redevelopment Authority of Prince George's County (RDA) is hereby soliciting proposals for the development of an approximate 32-acre site located at the intersection of Forestville Road and Suitland Parkway. The development of this parcel includes responsibility for the entitlement process, infrastructure construction, lot finishing and unit buildout or sale of finished lots to a home builder. The site is undeveloped, covered in trees, and there is a section of wetlands in the middle portion of the site towards the east boundary. The goal of this development is to deliver a green, smart, residential community to workforce (80%-120% AMI) first-time homebuyers and provide an iterative process for the creation of a superlative climate restorative project that will be a national model for the real estate development industry.

This project's aim is not only to be environmentally sustainable and resilient to utility grid disruptions, but it shall be a Smart Solar Community that integrates high-performance building enclosures, energy-efficient systems, Energy Star smart appliances, connected devices in its residential units, and energy storage systems, all of which are connected to a microgrid on a community-wide scale. The Smart Community shall utilize leading-edge microgrid technology to power its energy needs and the development solution should be repeatable in other developments

The developer of this community shall use the Development Principles in Section 3.4 below to build a highly energy-efficient owner-occupied community. The developer will coordinate with the Potomac Edison Power Company ("Pepco") and its microgrid developer to incorporate the energy technology into the community design but will not be responsible for designing, developing, or owning the microgrid itself.

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1.2 PROPOSAL CLOSING DATE

The proposer must submit 1 original harcopy and 4 copies of the proposal along with one complete electronic version (a .pdf file on a digital storage flash drive) in a sealed package and address it to:

Ernest Williams
Senior Manager
Redevelopment Authority
9200 Basil Court, Suite 504
Largo, Maryland 20774

Proposals must be received, and time stamped by the Redevelopment Authority no later than September 30th at 12:00 noon EST. The submittals must be sealed, and the outside envelope must be clearly marked "**RFP No. 2021-04**".

Late proposals will not be considered. Respondents mailing proposals should allow sufficient mail delivery time to ensure timely receipt by the Redevelopment Authority. The Respondents shall prepay any shipping/delivery charges, as applicable, for all documents submitted.

1.3 QUESTIONS AND INQUIRIES AND PRE-PROPOSAL CONFERENCE

Questions and inquiries must be submitted via email no later than September 16th at 12 p.m. EST:

evwilliams@co.pg.md.us

Phone calls or faxed questions will not be accepted. All questions and answers will be posted to the RDA website no later than September 23rd at 12 p.m. EST. All potential respondents are responsible for checking the RDA website for any addendums. A Pre-Proposal Educational Workshop will be held at the University of Maryland, College Park, School of Architecture, Planning & Preservation, ground level Great Space on August 5th at 9 a.m. EST. Attendance at the pre-proposal conference is not mandatory but is strongly recommended. The reACT (Resilient Adaptive Climate Technology) team at the University of Maryland will lead this workshop.

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1.4 PROPOSAL ACCEPTANCE

The Redevelopment Authority reserves the right to accept or reject any and all proposals, in whole or in part, received as a result of this solicitation and to waive minor irregularities. Further, the RDA reserves the right to make a whole award, partial award, or no award at all.

1.5 DURATION OF PROPOSAL OFFER

Proposals are to be held valid for six months following the closing date for this Request for Proposals. This period may be extended by mutual written agreement between the Respondents and the Redevelopment Authority.

1.6 NOTICE TO RESPONDENTS

Before submitting a proposal, Respondents are to completely familiarize themselves with the requirements of the solicitation. Failure to do so will **not** relieve the Respondent of responsibility to fully perform in accordance therewith. No consideration will be granted for any alleged misunderstanding of the material to be furnished or work to be done; it being understood that the submission of a proposal is an agreement with all the items and conditions referred to herein.

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SECTION II: GENERAL INFORMATION

2.1 ECONOMY OF PREPARATION/INCURRED EXPENSES

Proposals should be prepared simply and economically, providing a straightforward, concise delineation of the Respondent's capabilities and description of the offer to meet the requirements of this RFP. The RDA will not be responsible for any costs incurred by any Respondent in preparing and submitting a response to this solicitation.

2.2 ADDENDA TO THE REQUEST FOR PROPOSAL

If it becomes necessary to revise any part of this RFP, Addenda will be provided on the RDA website. It is the responsibility of all potential respondents to regularly check the RDA website for any Addenda.

2.3 ORAL PRESENTATIONS

The Redevelopment Authority reserves the right to conduct individual interviews with finalists and to request best and final offers from any or all finalists. Those Respondents may be required to provide oral presentations to discuss their proposal, answer questions from the RDA's Proposal Analysis Group, and/or clarify their technical submittal.

2.4 CONFIDENTIALITY/PROPRIETARY INFORMATION

Respondents must specifically identify those portions of their proposals, if any, which they deem to contain confidential, proprietary information or trade secrets and must provide justification why such material should not, upon request, be disclosed by the Redevelopment Authority in accordance with the General Provisions Article (GP), §§ 4-101 through 4-601, Maryland Annotated Code. Respondents must clearly indicate each page that is deemed to be confidential/proprietary or a trade secret (it **IS NOT** sufficient to preface your proposal with a proprietary statement).

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2.5 ALLOWANCE OF IN-HOUSE WORK

No section or portion of this RFP or the Contract shall be construed or interpreted to preclude the Redevelopment Authority from accomplishing any task or undertaking of any operation or project utilizing its own work force and that of the Owner's Representative.

2.6 AGREEMENT/CONTRACT WITH SUCCESSFUL CONTRACTOR

The Contract to be negotiated as a result of this RFP (the "Contract") shall be by and between the Respondent as Developer and the Redevelopment Authority and shall contain provisions included in this RFP. By submitting a proposal in response to the RFP, the Respondent accepts the terms and conditions set forth herein.

2.7 AFFIDAVITS, CERTIFICATIONS AND AFFIRMATIONS

Respondents are required to submit with their proposal certain certifications, affirmations and affidavits. These forms, which should be completed by all Respondents, are included as Appendix A of this RFP.

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SECTION III: SCOPE AND REQUIREMENTS

3.1 BACKGROUND/PROJECT DESCRIPTION

The Redevelopment Authority's mission is to contribute to the creation of a diverse and vibrant economy and living environment for Prince George's County, using community building techniques and providing responsible and responsive development and redevelopment that is designed to enhance quality of life, balanced growth and job creation for diverse, sustainable communities.

Pepco is collaborating with the RDA on the development of this project. Pepco is transferring to RDA the ownership of the 32-acre site which consists of undeveloped land in Forestville. The goal is to transform the property into a "Smart Community" of connected and sustainable townhomes for first-time homebuyers. As an aid to this development the University of Maryland's Resilient Adaptive Climate Technology (reACT) team will serve as a consultant to the RDA. The reACT team will provide insight and expertise regarding foundational design principles for environmentally responsible construction. The community structures will be developed using state-of-the-art and energy-efficient home construction practices and will include high-performance and energy-efficient systems, appliances, and devices that connect to the community's microgrid. The Smart Community shall utilize leading-edge microgrid technology to power its energy needs and provide resilient energy to the community during utility grid outages. Made up of solar panels, battery storage, and other environmentally responsible generation sources, the microgrid will be a regional, innovative example of modern technology being used to power a community resiliently and affordable while supporting the utility grid. The development will also incorporate electric vehicle (EV) chargers and charging stations and Smart Streetlights for community convenience and safety.

The RDA's intent is to partner with a developer and high-performance design and construction home builder team. The selected developer/builder will be expected to finalize the site plan, take the site through the entitlement process, build the infrastructure and build the town houses, or deliver finished lots to a builder, while adhering to Low Impact Design Strategies, Environmental Site Design, and other environmental sustainability principles. The referenced principles are listed in Section 3.4. The selected developer will be responsible for collaborating with the microgrid developer and incorporating the infrastructure into the community design and will not be responsible for the system's buildout or cost.

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The developer is not expected to build, own, or operate:

- Microgrid & associated electric distribution infrastructure for the community
- Community solar facilities and associated electrical infrastructure atop townhome rooftops

The developer is expected to install:

- Smart home appliances, including smart thermostat and smart water heaters
- Electric vehicle chargers (one per unit)

To further enhance the technologies deployed in the community, the RDA, Pepco, University of Maryland, and others, are awaiting a response from the U.S. Department of Energy regarding their application for funding to support the deployment and aggregation of smart building appliances, residential EV chargers, and other technologies to support the intraconnected energy management of the community. If the team is awarded this funding, this funding may offset some of the energy and smart home related costs of the project.

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3.2 SITE DESCRIPTION



Figure 1 Development Boundary

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3.2.1 Site Context:**Wetlands and Hydrology**

Two areas in the eastern central part of the site are shown as potential wetlands on the Prince George's County GIS system (PG Atlas). The smaller of the two wetlands was found by a step, with emergent vegetation, locally wet soils, and limited standing water. The larger of the two is an open water body, a former farm pond contained on the south by an earthen dike. In addition, it is probable that other wetland areas may be identified in the lowest area of the site to the south-west, in an area of hydric soils associated with stream flowing off the site. See Appendix B-6

Roadway Network

The site is fronted by Forestville Road. Forestville Road is a two-lane, collector roadway that carries 13,000 vehicles per day. It extends from Allentown Road, south of Suitland Parkway, to Ritchie Road, north of Pennsylvania Avenue. The posted speed limit is 30 miles per hour (mph), though vehicles tend to exceed the speed limit. The site provides great regional access to/from I-95/I-495 via Forestville Road/Allentown Road and Pennsylvania Avenue. Suitland Parkway and Pennsylvania Avenue offer efficient connections to Washington, D.C.

Transit Facilities

The site is located approximately two miles from the Branch Avenue Metrorail Station. The Addison Road and Suitland Metrorail stations are also located in proximity to the site. The site is served by two Metrobus routes, the K12 and J12. The travel times to/from the Metrorail stations, via Metrobus, are as follows: 15-18 minutes to Branch Avenue, 22-26 minutes to Addison Road, and 28-30 minutes to Suitland. Bus stops are in close proximity to the site, northwest and southeast of the intersection at Forestville Road and Suit Road. Pedestrian facilities/connections to bus stops are inadequate. See Appendix B-6.

Pedestrian & Bicycle Facilities

The area is rated with a Walk Score of 33 out of 100, indicating that most errands would require a car. Sidewalks are not provided along the west side of Forestville Road. There are several wide curb cuts to commercial sites on Forestville Road which creates potential conflict points for pedestrians and vehicles. The neighborhood is rated a Bike Score of 42 out of 100, indicating there is minimal bike infrastructure in place. The County's Master Plan of Transportation indicates proposed bicycle lanes along Forestville Road, offering an opportunity for improved site connections. See Appendix B-6 The developer must further investigate and validate this

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information.

The reACT team will provide further insight into the unique site characteristics during the educational workshop.

Zoning

According to the PG Atlas website, the online interactive Geographic Information System (GIS) for Prince George's County, the proposed site development is currently zoned R-T (for Residential Townhouse). However, the zoning on this site will be revised to RSF-A (Residential, Single-Family-Attached). The purposes of RDF-A are:

- (A) To provide for development in a form that supports residential living and walkability, is pedestrian oriented and is well connected to surrounding lands;
- (B) To provide development that is respectful of the natural features of the land, and
- (C) To provide development that is compatible with surrounding lands.

The density allows for 16.33 townhouse dwellings per acre. For further intensity and dimensional standards please consult the Prince George's County Planning Department.

Floodplains

The site is not located in the 100-year flood plain as per FEMA Map #24033C0235E, effective on September 16, 2016, See Appendix B-7. The Prince George's County Department of Permitting and Inspections and Enforcement (DPIE) confirmed that there is no County designated floodplain on the site, See Appendix B-8.

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3.3 DEVELOPMENT OBJECTIVES

Concept Plan

Proposals should include a Conceptual Plan for its intended utilization of the site and how it interfaces with the natural and historic features and surrounding properties. Examples of how this might be done will be discussed in the scheduled Workshop.

More detailed plan(s) featuring housing types, sizes, locations along with summaries of overall site and subarea densities should be provided. All phasing should be indicated. Roof area and types should also be identified, especially in reference to where solar arrays will be located.

All required service roads, walkways, amenities, and other relevant infrastructure shall be provided in all submitted Site Plan proposals. A summary of “hard surface” site coverage and where Micro-Grid infrastructure, and other sustainability and ecological infrastructure and features, are located, should be indicated.

Process for special considerations

All developers should provide a narrative to address how they intend to achieve their review and approval processes given their specific proposals.

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3.4 DEVELOPMENT PRINCIPLES

- Sustainable principles shall be central to the development. Building(s) on the site shall be designed and developed to achieve a minimum Gold Level LEED (Leadership in Energy and Environmental Design). The Respondent is encouraged to exceed this requirement and in doing so shall achieve a higher technical score for its Proposal.
- This workforce townhome development will target first-time home buyers. Qualified buyers will fall into the 80%-120% AMI range. The higher the number of units reserved for first time home buyers, the higher technical score for the proposal.
- The Smart Community uses a leading-edge microgrid made up of solar panels, battery storage and other environmentally responsible generation sources to support the community's energy needs. The microgrid's intelligent technology can also communicate with the homes' heating, air conditioning and water-heating systems to determine the best way to provide energy. The microgrid also considers residents' typical energy demand and usage patterns and adjusts systems' cycling times to use the energy efficiently at peak times and throughout the day.
- The proposed development plan should be appropriately sized to achieve the RFP objectives of federal, state and county laws, standards and guidelines, and Respondents are encouraged to minimize the developed footprint of the site in order to maintain the natural ecology (water courses, mature trees, etc.) of the site as much as possible.
- The project should embrace the principles of new urbanism as much as possible, such as walkability, sustainable design, energy and water efficiency, and appropriate density.
- The proposed development plan should establish appropriate pedestrian connectivity between the new development, the park, and the school.

The vision for the Forestville site is to establish an active and vibrant workforce townhome, pedestrian-oriented community that enhances the lifestyles of its residents.

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Micro-Grid Priorities

Part of the vision for this project entails the installation and use of a microgrid to generate the energy needs of the townhome community. Based on the initial design concept and further feasibility analysis, and the desire for the solar generation assets to support community solar, the following should be taken into consideration:

- Pepco will be responsible for the design and installation of an electric microgrid distribution system and associated facilities that are necessary to support the project. Pepco will coordinate with the developer and anticipates owning and operating all electric distribution grid assets within the microgrid.
- A microgrid will be designed to meet the electric loads of the project. It will be powered by a mix of generation assets, such as a ground-mounted solar PV array, a combined heat and power (CHP) unit, and other environmentally responsible generation units. A community energy park with added battery storage will ensure the community's energy resiliency.
- Rooftop PV panels will be installed on the individual homes within the Smart neighborhood, where appropriate. These panels and others within the community, will be used to support the development's own community solar initiative.
- The generation assets of the microgrid will be owned by a third-party energy developer to be selected by the project parties.
- Each home is anticipated to be outfitted with a small battery storage unit to help support the functioning of the microgrid and provide backup power to the individual homes.
- Pepco will make all necessary modifications to its 13.2 kV / secondary electrical infrastructure in the vicinity of the Forestville Sustainable Community.
- The community microgrid will be equipped with advanced delivery control technologies to isolate the microgrid if required and subsequently allow for seamless reconnection to the macro grid. The controller is necessary to balance the microgrid's voltage and frequency levels and manage the DER under normal conditions. Pepco will own and operate the controller for the Forestville Sustainable Community.
- The diversified energy consumption from multiple buildings or building portfolio will be monitored by smart devices and predicted by artificial intelligence (AI) techniques. This ensures accurate energy will be delivered for occupant efficiently without losing comfort.
- An electric vehicle (EV) charging station to be installed at every premise.
- The community is envisioned to include smart city technologies, including light-emitting diode (LED) Smart Streetlights and community information kiosks.

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- Washington Gas will also be included in the project from a fuel supply perspective for the centralized power generator. Individual homes are not expected to require gas supply.

Sustainable Building Priorities

The following is a list of potential sustainable building options that could be included, but not limited to:

- Infrastructure
 - Mandated
 - [Environmental Site Design: Maryland Stormwater Design Manual \(2009\)](#)
 - [Woodland and Wildlife Habitat Technical Manual \(2018\)](#)
 - [Prince George's County Landscape Manual \(2010\)](#)
 - [Low Impact Development Design Strategies \(1999\)](#)
 - Minimum
 - [LEED Neighborhood Development](#)
 - Other
 - [Sustainable SITES Initiative](#) (U.S. Green Building Council (USGBC))
 - [Living Community Challenge 1.2](#)
- Affordable Housing
 - [Enterprise Green Communities \(2020\)](#)
 - [Affordable Housing Framework](#) (IFLI, 2019)
- Building Envelope
 - Minimum
 - [Core Green Building CertificationSM \(Core\)](#) (ILFI)
 - Other
 - [PHIUS 2021](#) [n.b. December 31, 2021: PHIUS+ 2018 ends]
- Renewable Energy/Net Zero
 - [U.S. DOE Zero Energy Ready Homes rev.07](#)
 - [Zero Energy Standard 1.0](#) (IFLI)
- Construction Materials
 - [Living Product Challenge](#) (IFLI)
- Climate Action
 - [Zero Carbon Standard 1.0](#) (IFLI)

The blue hyperlinks above will provide additional information on that item.

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3.5 OWNER-PROVIDED DOCUMENTS

Due to the various unknowns of the undeveloped site, the Owner (RDA) conducted a title search, a topographic survey, a grading study, and a forest survey available in App. B. In addition, the RDA may provide additional information that will become part of this RFP process both during the proposed Workshop held at the University of Maryland, College Park, School of Architecture, Planning & Preservation, ground level Great Space on August 9th at 9 a.m. EST and throughout the offering process that will be considered part of this offering. There is also a list of technical documents in the Exhibits.

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SECTION IV: PROPOSAL SUBMITTALS

4.1 TECHNICAL PROPOSAL FORMAT OUTLINE

Each technical proposal shall have the following sections prominently displayed:

1. Title
2. Table of Contents
3. Development Team Corporate Structure and Capacity
4. The Project
 - a. Conceptual Architectural Design
 - b. Conceptual Site Plan
 - c. Proposal Narrative and Description
 - d. Project Schedule and Milestones
5. Financial Plan and Financial Return to the RDA
6. Local and MBE Participation
7. Community Engagement Strategy
8. Statement of no Conflict of Interest
9. Statement of no Pending or Threatening Litigation
10. Certificate of Good Standing
11. Exceptions or Restrictions

4.2 FORMAT DESCRIPTION

Each proposal shall conform to the following order and format.

- 4.2.1 Transmittal Letter: The proposal shall include a transmittal letter prepared on the Proposer's business stationery. The purpose is to transmit the proposal; therefore, it should be brief. The letter must be signed in ink by an individual who is authorized to bind the firm to all statements, including services and prices, contained in the proposal.
- 4.2.2 Title Page: Each proposal shall begin with a Title Page. It should display the words "RFP No. 2017-2. It should also have the name of the company, and name, title, business address and telephone number of the person authorized to obligate the company.
- 4.2.3 Table of Contents: The proposal should contain a "TABLE OF CONTENTS"

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with page numbers indicated.

- 4.2.4 Proposal: The Respondent shall present their offer on double spaced typed pages. Respondent must address each of the areas covered under the evaluation criteria in the order as provided below:

The Project: The RDA is placing an emphasis on substantive and sustainability goals, therefore each proposal should include their certification goals and how they reconcile to the Sustainable Building Priorities listed under section 3.4.

The submittal must include proposed or representative architectural designs, a conceptual site plan, and a proposed schedule with major milestones. The Respondent must also submit a proposed financing plan, a source and use statement which includes the development team's equity contribution, developer profit/fees and a five-year operating pro forma, if applicable (Exhibits 1 and 2). The Respondent should also describe the social, economic and environmental benefits of their proposed project, and describe the unit mix being proposing, if any.

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The Respondent should describe the ownership entity. Provide the anticipated sales prices by unit type. Define the boundaries of the target market area and your understanding of the target market area demographics. Describe any age or income restrictions. If a proposal is inclusive of senior or typically disadvantaged housing markets, it should include how it intends to attract such market candidates.

Smart Community Development Approach:

The Smart Community uses a leading-edge microgrid technologies made up of solar panels, battery storage, and other environmentally responsible generation sources to support the community's energy needs. The microgrid is intended to operate in tandem with managed customer loads to optimize resources and energy costs.

The Respondent should describe how their plan and approach conforms to the Smart Community concept and the principles outlined in this RFP.

The Development Team and Capacity: Respondents must submit the key members of the proposed development team including the lead member, proposed

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partners, if any, and the architect, civil engineer, landscape architect, site planner, sustainable design consultant, mechanical, electrical and plumbing engineer, general contractor and legal counsel. Resumes for each key member of the team should be submitted and shall be limited to two pages each. Descriptions of successfully completed projects by the team members of similar scope to the one proposed shall be included.

Development team shall elaborate on various items including A/E consultants key experience.

Sustainable design experience – LEED design
minimum five LEED Gold rated design projects in the Mid-Atlantic Region.

A/E design team should demonstrate their experience and understanding of the local authorities' approvals and permitting processes.

Local development knowledge – development team including A/E team should demonstrate local County design process, County permit process. Willingness and ability to coordinate with a microgrid developer during the site and building design phases and during build out.

The proposed corporate structure of the builder/development team must also be described. The lead member must submit evidence of financial capacity including lines of credit and commitment letters from lenders and capability to complete the proposed project. Respondents should include their most recent audited financial statement.

Local and MBE Participation: The RDA seeks to have a minimum of 30% County-Based Small Business, County-Based Minority Business Enterprise (MBE), County-Based Business, Certified County Based Non-Profit Entity, Certified County Located Business, and Minority Business Enterprise (MBE) participation during all phases of the project, including design, development, contracting, subcontracting, marketing, and sales and leasing. Further, a plan to hire additional County and MBE enterprises beyond those listed in the Proposal should be submitted. Experience working with Local and MBE companies should be submitted.

Respondents should identify all team members and equity partners that are

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certified Minority Business Enterprises or local businesses with the County. RDA has a goal of 40% Local and/or MBE equity participation in the project. Proposals meeting or exceeding the 40% goal will be scored higher in the Local and MBE Participation criteria than those with lower percentages. It is recognized that this project will be developed in phases. Local and/or MBE equity participation plans for later phases of the development will be counted towards the 40% goal.

Marketing: The Respondent should submit a detailed description of the post-award marketing approach. The marketing strategy should also meet the development key objective to help residents of this community live an energy-smart life as described in the aforementioned principles.

- 4.2.5 Exceptions or Restrictions: Should the Respondent take exception to any provision or requirement of this RFP, it must be indicated in this section.
- 4.2.6 Affidavits, Certifications, and Affirmation: The Respondent is required to submit with the proposal certain certifications, affirmations and affidavits. These forms must be completed by all Respondents. (See Appendix A)
- 4.2.7 No Conflicts of Interest: The Respondent is required to make a statement of no knowledge of any potential conflicts of interests with the Redevelopment Authority or Prince George's County.
- 4.2.8 No Pending Litigation: The Respondent must affirm that they are not party to any pending litigation against the Redevelopment Authority or Prince George's County.
- 4.2.9 Certificate of Good Standing: The Respondent must provide a Certificate of Good Standing from the State of Maryland.

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SECTION V: EVALUATION AND SELECTION PROCESS

5.1 SELECTION PROCESS

The Proposal that best meets with the Redevelopment Authority's requirements in this solicitation, including the Development Objectives, will be selected.

5.2 EVALUATION AND SELECTION COMMITTEE

The Proposal Advisory Committee (PAG) will evaluate all proposals received by the closing deadline. The PAG may request additional technical assistance from any resource at its discretion.

5.3 QUALIFYING PROPOSALS

The PAG shall first review each Proposal for compliance with the requirements of this RFP as set forth in Section IV. Failure to comply with any requirements of this procurement may disqualify a Respondent's Proposal. The RDA reserves the right to waive a requirement and/or minor irregularities when it is in the RDA's best interest to do so. Proposals will not be opened publicly. The RDA also reserves the right to request supplemental information from Respondents during the evaluation period.

5.4 EVALUATION CRITERIA

After determining compliance with the requirements of this RFP, the PAG shall conduct its evaluation of the technical and cost merit of the proposals. Each proposal received as a result of this RFP shall be subject to the same review and evaluation process. The following criteria will be used in the evaluation of submitted proposals:

The Project: Evaluation consistency with neighborhood plans and zoning. Criteria include the level clarity and presentation in meeting the objectives of the proposal.	20 Points
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Pepco Micro Grid Collaboration: RDA will be seeking scoring of all proposals by Pepco to assure their input of each proposer's capabilities, experience, and cooperative perspective will be factored into the ranking of candidates.	10 Points
First-Time Homebuyer Emphasis: The scoring for this category will be weighted. Higher scoring will be awarded based on higher numbers of proposed first-time homebuyer units.	10 Points
Development Team Capacity: Evaluation criteria include demonstrated experience of the project team to complete projects similar to what is being proposed the project (10 points) . Financial capability will be based upon the development team equity, sources and uses budget, and audited financial statements (10 points) . Respondents with more liquid assets that can be dedicated to project will score higher in this category. Respondents should also describe their experience working with local and MBE companies.	20 Points
Financial Return to the RDA: The higher return to the RDA, the higher the score	10 Points
MBE/Local Equity Participation. (40% or more RDA goal) 40% 31%-39% 21%-30% 6%-20% 0%-5%	15 points Up to 14 Pts Up to 11 pts. Up to 7 pts. 0 points

REQUEST FOR PROPOSALS**REDEVELOPMENT AUTHORITY OF
PRINCE GEORGE'S COUNTY****RFP NO.: 2021-04*****Forestville Road Townhome Smart Community***

Development Team Local/MBE Participation	5 points
MBE/Local Contracting Plan Participation. 30% or more (County Contracting goal).	5 Points
Responsiveness to the RFP: Evaluation criteria include the level clarity and presentation in meeting the objectives of the proposal.	5 Points
<i>Total</i>	<i>100 Points</i>

5.5 FINAL RANKING AND SELECTION

Based on the PAG's initial review of proposals, the RDA may invite, without cost to itself, ranking finalists to make a presentation to the PAG of their proposal and their capabilities as a further consideration in the selection process. Only those Respondents who are deemed to be reasonably susceptible of being selected for award shall be offered the opportunity to participate in this process. Ranking finalists will be asked to present their proposal in a community meeting prior to the conclusion of the evaluation process. The RDA also reserves the right to request supplemental information including, but not limited to, audited and unaudited financial statements of all equity partners. The RDA reserves the right to make an award with or without negotiations or to request best and final offers.

The evaluation criteria contained herein shall be scored by the PAG based upon the stated weight factors for each evaluation criteria. The PAG will make recommendations to the Executive Director for award of the exclusive right to negotiate a Development Agreement with the RDA, based on the terms of the Respondent's submission.

5.6 PROPOSALS PROPERTY OF THE RDA

All proposals submitted in response to this Request for Proposals become the property of the RDA and may be appended to any formal documentation which would further define or expand the contractual relationship between the RDA and the successful Respondent.

APPENDIX A-1 VENDOR CERTIFICATION

VENDORS OATH AND CERTIFICATION

Pursuant to Subtitle 10, Section 10A-110 of the Prince George's County Code, the Purchasing Agent requests as a matter of law that any contractor receiving a contract or award from Prince George's County, Maryland, shall affirm under oath as below. Receipt of such certification, under oath, shall be a prerequisite to the award of contract and payment thereof.

"I (We) hereby declare and affirm under oath and the penalty of making a false statement that if the contract is awarded to our firm, partnership or corporation that no officer or employee of the County whether elected or appointed, is in any manner whatsoever interested in, or will receive or has been promised any benefit from, the profits or emoluments of this contract, unless such interest, ownership or benefit has been specifically authorized by resolution of the Board of Ethics pursuant to Section 1002 of the Charter of Prince George's County, Maryland; and

I (We) hereby declare and affirm under oath and the penalty of making a false statement that if the contract is awarded to our firm, partnership or corporation that no member of the elected governing body of Prince George's County, Maryland, or members of his or her immediate family, including spouse, parents or children, or any person representing or purporting to represent any member or members of the elected governing body has received or has been promised, directly or indirectly, any financial benefit, by way of fee, commission, finder's fee, political contribution, or any other similar form of remuneration and/or on account of the acts of awarding and/or executing this contract, unless such officer or employee has been exempted by Section 1002 of the Charter of Prince George's County, Maryland.

Handwritten Signature of Authorized Principal(s):

Name: _____ Title:

APPENDIX A-2 QUALIFICATION AFFIDAVIT

STATEMENT OF OWNERSHIP AND BIDDER QUALIFICATION AFFIDAVIT

Part A below requires a business entity, when responding to a bid or proposal solicitation, to provide a statement of ownership as a condition of eligibility to receive a contract from Prince George's County.

Part B is an affidavit of "No Conviction" for bribery, attempted bribery, or conspiracy to bribe, and is required under Section 16-311 of the Maryland State Finance and Procurement Article.

NOTE: Submission of completed document is prerequisite to award.

PART "A" - OWNERSHIP Date

1. Full name and address of business

City and State

Zip

Bus. Phone w/area code

2. Is the business incorporated? ___yes ___no

3. Other names used by business i.e., T/A

Non-Corporate Business

If response to Item #2 above is No, list the name and business and residence address of each individual having a ten percent (10%) or greater financial interest in the business.

Name

Business Address

Residence Address

Corporate Business Entities

Is the corporation listed on a National Securities Exchange? ___yes ___no

4. List the names of all officers of the corporation, their business and residence address and the date they assumed their respective offices.

Residence
Name

Office

Date Office
Business/Address

Assumed

5. List the names of all members of the current Board of Directors, their business and residence addresses, the date each member assumed office and the date his/her term as a Director shall expire (if any).

Date
Name

Date Term of
Business/Address

Office Assumed

Office Expires

6. List the names and residence address of all individuals owning at least ten percent (10%) of the shares of any class of corporate security, including but not limited to stocks of any type or class and serial maturity bonds of any type or class.

Name

Residence Address

This Financial Disclosure Statement has been prepared by _____

_____ on this _____ day of _____,
19____.

Signed by Preparer

PART "B" - AFFIDAVIT (BIDDER'S QUALIFICATION STATEMENT)

1. I am the _____ of _____
a party interested in obtaining a contract with Prince George's County under conditions set forth in documents for Bid No. _____.
2. Upon examination of relevant records and to the best of my knowledge, no officer, director, partner or employees of the aforementioned business entity has on the basis of acts committed after July 1, 1977, been convicted of, or entered a plea of nolo contendere to, a charge of bribery, attempted bribery or conspiracy to bribe under the laws of the State of Maryland, any other state, or the federal government other than those listed on the attachment to this affidavit (attachment should list name, title, offense, place and date of conviction or plea);
3. I have been authorized to make this statement on behalf of the aforementioned party.

(Signature)

ACKNOWLEDGMENT (Corporate)

I, _____ certify that
Name (Printed)

I am the _____ of
_____ and that
Title and Business Entity

_____ who signed the above Affidavit/
Name (Printed)

is _____ of said entity; that
Title

I know his/her signature, and his/her signature thereto is genuine; and that the above Affidavit/Statement of Ownership was duly signed, sealed, and attested for in behalf of said entity by authority of its governing body. Further, under penalty of perjury I solemnly affirm that the contents of the foregoing Affidavit and Statement of Ownership are true to the best of my knowledge, information and belief.

_____(SEAL)
(Name Printed)

_____(SEAL)
(Signature)

_____(SEAL)
Corporate Seal (as applicable)

APPENDIX B-1 TITLE SEARCH

Page Intentionally Left Blank. Title Search begins next page.



STRATEGIES FOR TODAY. INSIGHT FOR TOMORROW.

June 7, 2021

Ms. Alison Tulloss
K Dixon Architecture PLLC
9475 Lottsford Road, Suite 220
Largo, Maryland 20774

Re: Forestville
Soltesz Project# 4161-00-00

Dear Alison,

Title issues were uncovered and reviewed by the following two means:

1. Title issues shown on an ALTA/ACSM Land Title Survey provided to Soltesz and prepared by The Tech Group, Inc. were utilized and copied to this exhibit.
2. Additional research was performed to attempt to uncover details of the "Use In Common with Others for Ingress/Egress" easement associated with the existing road extending from the southwesterly end of Suit Road to the southerly end of the subject property. No exact easement outline was delineated. An assumption is being made that the intent of the easement is to encompass the existing road.



Allison Tulloss
June 7, 2021
Page 2 of 2

Encumbrances:

1. Deed recorded among the land records of Prince George's County, Maryland, in Liber 4442 at folio 934 encumbers property by description "passage of Suit Road over a portion of the property". Deed recorded among the aforesaid land records in Liber 5296 at folio 306 describes a road with "joint use by others".
2. A 10 feet wide easement for the benefit of Washington Gas Light Company recorded among the aforesaid land records in Liber 3431 at folio 698 extending from Stewart Road (now called Forestville Road) to the subject property.
3. Deed recorded among the aforesaid land records in Liber 11658 at folio 122, the purchaser of Parcels 41 and 42 recorded said conveyance to "abandon all their rights, title and interest in the right-of-way" designated as Belt Drive.

If you have any further comments or questions, please do not hesitate to contact our office.

Sincerely,

Soltesz, LLC

John W. Kostic, Prop. L.S.
Director of Surveying/Associate

21-80 A 214944 *****1050

21-80 A 214945 *****188.85

AUG 21 2 33 PM '80

RECEIVED
CLERK OF THE COURT
PRINCE GEORGE'S COUNTY

5296 306

37770

This Deed.

Made this

20th

day of

August

in the year one thousand nine hundred and eighty (1980) . by and between

Paul C. Staubus, Edwin L. Staubus and Ruth S. Huttel,

. of the first part, and

Entwistle's Concrete Block, Inc.,

of the second part.

Witnesseth, that in consideration of the sum of Thirty^{seven} thousand, seven hundred
seventy- and 00/100ths (\$37,770.00) Dollars, and other valuable
considerations, the receipt of which is hereby acknowledged,

the said Paul C. Staubus, Edwin L. Staubus and Ruth S. Huttel,

do hereby grant and convey unto the said

Entwistle's Concrete Block, Inc., its successors,

~~heirs~~ personal representatives and assigns.

in fee simple, all that tract or lot (s) of ground, situate, lying and being in

Spaulding (6th) District, Prince George's County,

. State of Maryland, and described as follows, that is to say:—

PARCEL "A":

Beginning for the same at the northernmost corner of the 18.67 acre Catherine V. Staubus Farm, Spaulding District, Prince George's County, Maryland and running with two of the outlines of the same; (1) S. 56° 15' W-783.79' to a pipe (2) S. 51° 30' E-246.38' to a pipe thence with the center of the present surfaced road (3) N. 63° 52' E-257.29' to a nail (4) N. 51° 36' E-236.51' to a nail (5) N. 60° 46' E-244.90' (6) N. 39° 19' W-270.13' to a pipe at the place of beginning, passing in transit a pipe at 9.32' of said course, containing 3.777 acres, more or less, subject to and together with the joint use with others of the said road including the use over the same extending easterly from the termination of the 5th course herein to Old Forestville Road, as described by Walton G. Banks, Inc. on 7/16/80. Being all that property obtained by the following deeds recorded in Liber 4442, Folio 934 and Liber 5214, Folio 245.

This is to certify that this instrument was prepared under the supervision of an attorney.

[Signature]

Attorney

RECORDATION TAX AND
TRANSFER TAX PAID
OFFICE OF THE CLERK
PRINCE GEORGE'S COUNTY, MD.

37770
16723

5296 307

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said

Entwistle's Concrete Block, Inc., its successors,


~~and~~ personal representatives and assigns,

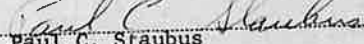
in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors.

Test:


(as to all)

 [SEAL]
Paul C. Staubus

 [SEAL]
Edwin L. Staubus

 (SEAL)
Ruth S. Huttel

State of Maryland, County of Prince Georges, to wit:

I HEREBY CERTIFY, That on this 20th day of August, 1980, before me, the subscriber, a Notary Public of the State of Maryland, in and for said State and County aforesaid, personally appeared Paul C. Staubus, Edwin L. Staubus, and Ruth S. Huttel,

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:


July 1, 1982



Notary Public

10f5

1997 SEP 16 P 12:54

11658 122

CLERK OF THE
CIRCUIT COURT

Tax Account Nos. 0478875, 0478859, 0478818

**ABANDONMENT OF RIGHT-OF-WAY AND
INDEMNIFICATION AGREEMENT**

WHEREAS, Forestville Road, LLC is the contract purchaser of three (3) certain parcels of real property located in Prince George's County, Maryland; parcels 1 and 2 described Liber 11161 folio 430, Tax Account Nos. 0478875 and 0478859; and parcel 3 described in Liber 1060 folio 301, Tax Account No. 0478818.

WHEREAS, the 3 parcels are currently owned as follows:

Parcels 1 and 2: Isaac Hecht and Mercantile-Safe Deposit and Trust Company, Trustees under Deed of Trust dated May 28, 1996 from Willard R. Entwisle and W. Elaine Entwisle, as to a 61.5211% undivided interest, Eugene A. Entwisle, as to a 24.6254% undivided interest, and Robert S. Entwisle as to a 13.8535% undivided interest, and together as tenants in common.

Parcel 3: Eugene Alvin Entwisle and Cora Gene Entwisle, husband and wife, tenants by the entirety.

WHEREAS, a certain right-of-way, designated as Belt Drive on the tax map of Prince George's County, is contained in both vesting deeds recorded in Liber 11161 folio 430 and Liber 1060 folio 301 among land records for Prince George's County, Maryland ("Right-Of-Way"), and abuts the properties being purchased by Forestville Road, LLC; and

WHEREAS, Forestville Road, LLC, concurrent with taking title to properties referred to in two Contracts of Sale both dated May 7, 1997, hereby abandon all of their right, title and interest in the Right-Of-Way; and

WHEREAS, the undersigned, in the aggregate, represent all persons with property

OLD MILL TITLE

IMP TO SURE \$ 2.00
RECORDING FEE 20.00
Tax map of Prince 22.00
Rest PG&C Rpt # 53379
Liber 11161 and Liber 1060
Sep 16/ 1997 12:51 PM

11658 123

interests which are burdened by said Right-Of-Way, which include the properties recorded at Liber 4415, Folio 484, and at Liber 10832, Folio 114, all among the land records for Prince George's County, Maryland ("Entwisle Land").

NOW, THEREFORE, in consideration of the foregoing, the undersigned agree as follows:

1. That they will execute such additional documents as are necessary in order to fulfill recordation among the land records for Prince George's County, Maryland, to properly acknowledge the contents of this Agreement.

2. That Willard R. Entwisle, Eugene A. Entwisle and Robert S. Entwisle will jointly and severally indemnify and hold harmless Forestville Road, LLC, its affiliates, successors and assigns with regard to all costs, expense and legal obligations in conjunction with the Right-Of-Way including, but not limited to the use, maintenance, improvement and operation of the Right-Of-Way. Such indemnification shall survive the execution of a deed to Forestville Road, LLC.

3. The obligation of the undersigned shall run with the Entwisle Land hereinabove referenced.

4. That Forestville Road, LLC does hereby affirmatively and irrevocably abandon all of its right, title and interest in and to the use of that Right-Of-Way designated as Belt Drive, aforesaid. In testimony whereof, Forestville Road, LLC has caused these presents to be signed with its company name by Diana Havenner Bowling, Manager, and its company seal to be affixed and does hereby appoint Diane Havenner Bowling its true and lawful attorney in fact to acknowledge and delivery these presents as its act and deed.

WITNESS our hands and seals as of the date inscribed adjacent to our respective
signatures. 124

9/15/97
Date

Willard R. Entwisle [SEAL]
Willard R. Entwisle

9-15-97
Date

Eugene A. Entwisle [SEAL]
Eugene A. Entwisle

9-10-97
Date

Robert S. Entwisle [SEAL]
Robert S. Entwisle

Forestville Road, LLC

9-15-97
Date

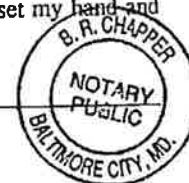
By: Diana B. [SEAL]
Diana Havenner Bowling, Manager

STATE OF Maryland
COUNTY OF Baltimore City ss:

On this 15th day of September, 1997, before me the undersigned officer, personally appeared Willard R. Entwisle, personally known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he has executed the same for the purpose therein contained. In witness whereof, I have hereunto set my hand and official seal.

My Commission Expires: 2/1/01

B. R. Chapter
Notary Public

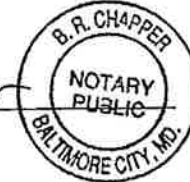


11658 125
STATE OF MARYLAND
COUNTY OF BALTIMORE CITY ss:

On this 15th day of September, 1997, before me the undersigned officer, personally appeared Eugene A. Entwisle, personally known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he has executed the same for the purpose therein contained. In witness whereof, I have hereunto set my hand and official seal.

My Commission Expires: 2/1/01

Notary Public



STATE OF Florida
COUNTY OF St Johns ss:

On this 10th day of September, 1997, before me the undersigned officer, personally appeared Robert S. Entwisle, personally known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he has executed the same for the purpose therein contained. In witness whereof, I have hereunto set my hand and official seal.

My Commission Expires: Dec 7, 1998

Notary Public



LINDA A. PRESTON
COMMISSION # CC 425093
EXPIRES DEC 7, 1998
BONDED THRU
ATLANTIC BONDING CO., INC

STATE OF MARYLAND
COUNTY OF MONTGOMERY ss:

On this 15th day of September, 1997, before me the undersigned officer, personally appeared Diana Havenner Bowling, Manager, who is personally well known to me or satisfactorily proven to me to be the person named as the attorney in fact in the foregoing and annexed instrument, and as attorney in fact as aforesaid, and by virtue of the power vested in her by said instrument acknowledged the same to be the act and deed of the Forestville Road, LLC, one of the parties thereto.

My Commission Expires: 1-1-98

Notary Public

[Signature]

AFTER RECORDING RETURN TO:
Law Offices David P. Modell
4550 Montgomery Avenue #901 North
Bethesda, Maryland 20814-3343

2 39 PM '67 JALZ067 PAID 306 CLK.G.P.G.C. 405-AGR 8.50

WITNESS the following signatures and seals:

Witness:

Notary Public as to all:

Eugene Upton Entwisle
Eugene Upton Entwisle

Edna R. Entwisle
Edna R. Entwisle

Charles Robert Entwisle
Charles Robert Entwisle

Edna G. Entwisle
Edna G. Entwisle

STATE OF MARYLAND

COUNTY OF

) TO WIT:
)

I hereby certify that on this 5th day of January
in the year 1967, before me the subscriber, a Notary Public, personally
appeared Eugene Upton Entwisle, Edna R. Entwisle,

Charles Robert Entwisle and Edna G. Entwisle
and acknowledged the foregoing to be their act. In testimony whereof, I have
affixed my official seal this 5th day of January 1967

My term of office expires on the 1st day of July 1967

Milton J. Beall
Notary Public (SEAL)
Milton J. Beall

STATE OF MARYLAND

COUNTY OF

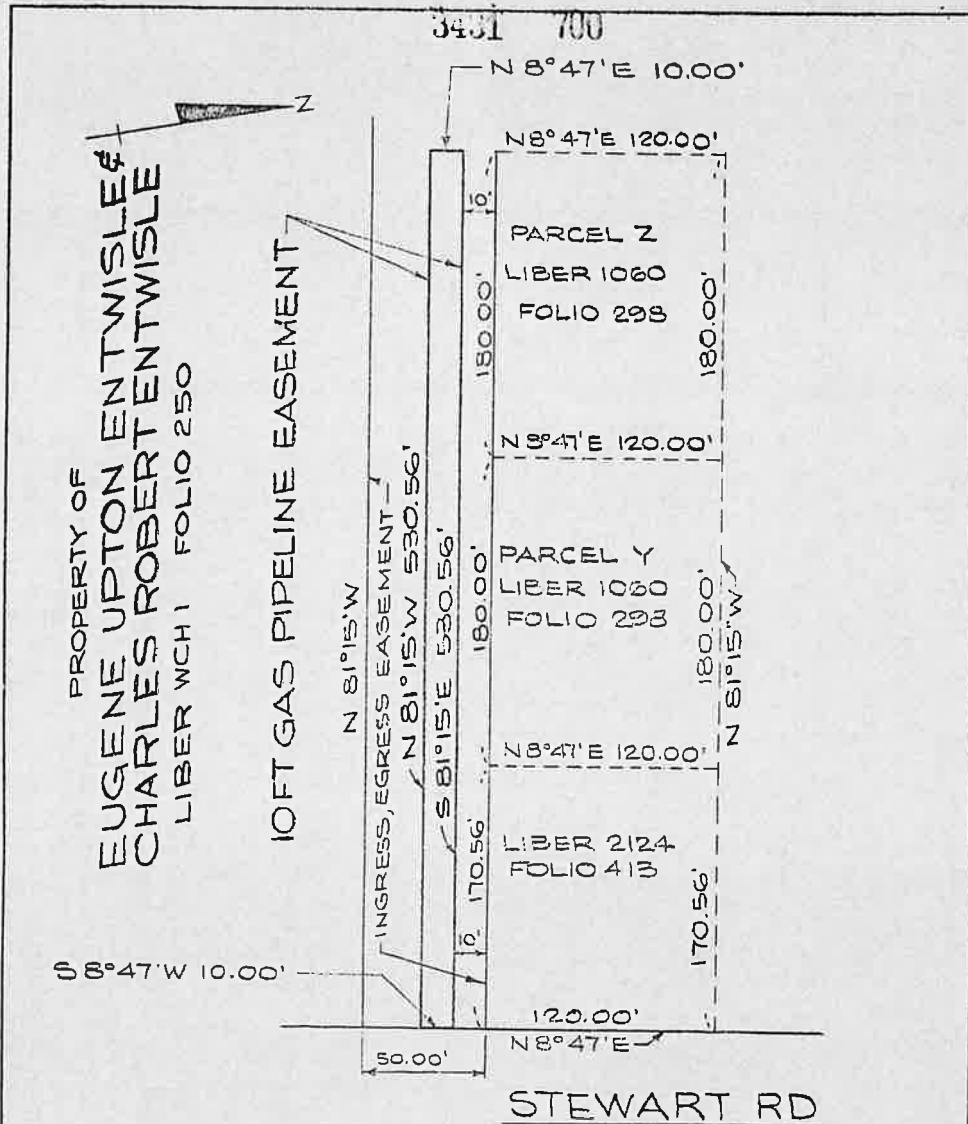
) TO WIT:
)

I hereby certify that on this _____ day of _____
in the year _____, before me the subscriber, a Notary Public, personally
appeared _____

and acknowledged the foregoing to be their act. In testimony whereof, I have
affixed my official seal this _____ day of _____

My term of office expires on the _____ day of _____

Notary Public (SEAL)



FIELD
DEC 27 1966
NOTES

NBR 30734
M-6611-395

WASHINGTON GAS LIGHT COMPANY			
FORESTVILLE, PG CO, MD EASEMENT THRU PROPERTY OF EUGENE UPTON ENTWISLE & CHARLES ROBERT ENTWISLE			
DR JWG	CHKD JWG	APP'D MMM	APP'D
DATE 12-2-66	DATE 12-2-66	APP'D JRM	APP'D
SCALE NONE		APP'D	APP'D 12-27-66
DWG NO.	E-31631-2		

3431 701

EASEMENT
FROM EUGENE UPTON ENTWISTLE, ET AL
TO WASHINGTON GAS LIGHT COMPANY
Return to: Mr. Rodney W. Reamy Washington Gas Light Company 1100 H Street, N. W. Washington, D. C. 20005
I.R.M6611 Rider 395

Received for record on the 20
Day of Dec A. D. - 1967
and the same day recorded in Liber
No. 3431 at Folio 698 &c
one of the LAND Records
of Prince George's County, Maryland
W. W. Henry Webb
Clerk of the Circuit Court

4442 934

THIS DEED, Made this 5 day of November, 1974, by and between Cathern V. Staubus, surviving tenant by the entirety of George C. Staubus, party of the first part; and Paul C. Staubus, Edwin L. Staubus and Ruth S. Huttel, parties of the second part.

WITNESSETH, that in consideration of Natural Love and Affection, the said Cathern V. Staubus does hereby grant and convey unto the said Paul C. Staubus an undivided Nineteen and 31/100ths (19.31%) per cent interest in the hereinafter referred to land, in fee simple, unto the said Edwin L. Staubus an undivided Nineteen and 31/100ths (19.31%) percent interest in the herein- after referred to land, in fee simple, and unto Ruth S. Huttel an undivided Eleven and 38/100ths (11.38%) per cent interest in the hereinafter referred to land, in fee simple, to be held as tenants in common with Cathern V. Staubus, who is retaining an undivided Fifty (50%) per cent interest in the hereinafter referred to land, their heirs and assigns.

BEING the residue of the Cathern V. Staubus, widow of George C. Staubus, Farm, located in Spaulding District, Prince George's County, Maryland, and BEGINNING for the same at the southwest corner of Lot #1, in the subdivision of Staubus Park, as surveyed by the surveyor herein on 3/24/38 and running with the westerly outline of Lots #1 thru #15 of said Staubus Park to wit: (1) N. 0° 45' W. 650.00' (2) N. 0° 15' W. 3.25' (3) N. 2° 18' W. 300.00' thence with the westerly outline of Lot #20, (4) N. 49° 02' W. 149.70' to the south easterly side of Suit Road and with the same (5) S. 50° 14' W. 127.90' thence crossing the same (6) N. 39° 46' W. 50.00' (7) S. 57° 07' W. 120.00' thence with two of the lines of 31,343 square foot tract surveyed immediately prior to this description and not included herein (8) S. 57° 46' W. 120.82' thence leaving Suit Road (9) N. 39° 19' W. 260.81' (10) S. 56° 15' W. 783.79' (11) S. 51° 30' E. 255.75' thence with two of the lines as taken by the United States of America, in the establishment of the Suitland Parkway, to wit: (12) S. 62° 23' E. 482.69' (13) S. 68° 16' E. 706.16' (previously labled S. 67° 30' E. 710.55) - to the place of beginning, containing 18.67 acres, subject to passage of Suit Road over a portion of the property herein; all as described by Walton G. Banks, Inc., on 8/29/74.

TOGETHER with the building and improvements thereupon, erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances, advantages, to the same belonging or in anywise pertaining.

AND the said party of the first part covenants that she will warrant specially the property hereby conveyed and that she will execute such further assurances of said land as may be requisite.

WITNESS her hand and seal.

TEST:

[Signature]
V. E. Mattingly

[Signature] (SEAL)
Cathern V. Staubus

STATE OF MARYLAND
COUNTY OF PRINCE GEORGE'S

ss:

I HEREBY CERTIFY that on this 5 day of November, 1974, before the subscriber, a Notary Public in and for the State and County afore- said, personally appeared Cathern V. Staubus, and did acknowledge the foregoing deed to be her act.

WITNESS my official seal this 5 day of November, 1974.

[Signature]
Virgil B. Mattingly Notary Public

REC-071 A 13479 *****6.59

DEC 9 11 48 AM '74

NOTARY PUBLIC

4442 935

Cathern V. Staubus,
surviving tenant by the
entirety of George C.
Staubus

Paul C. Staubus,
Edwin L. Staubus and
Ruth S. Huttel

Mr. _____ &c
one of the _____ records

Clerk of the Circuit Court

Remit to: C. A. H. H. N. v. ~~Staubus~~ Staubus

2028

DEC 9 1974

TRANSFERRED

BY TRANSFER OFFICE Clerk

APPENDIX B-2 TOPOGRAPHIC AND WETLAND SURVEY

Page Intentionally Left Blank. Topographic and Wetland Survey begins next page.



Forestville Development

SITE VISIT REPORT

K. Dixon Architecture | Issue Date: 02/02/2021

Rev-0



Site visit Conditions

Date / Time:

- 14 January 2021 / 12:00pm – 2:15pm

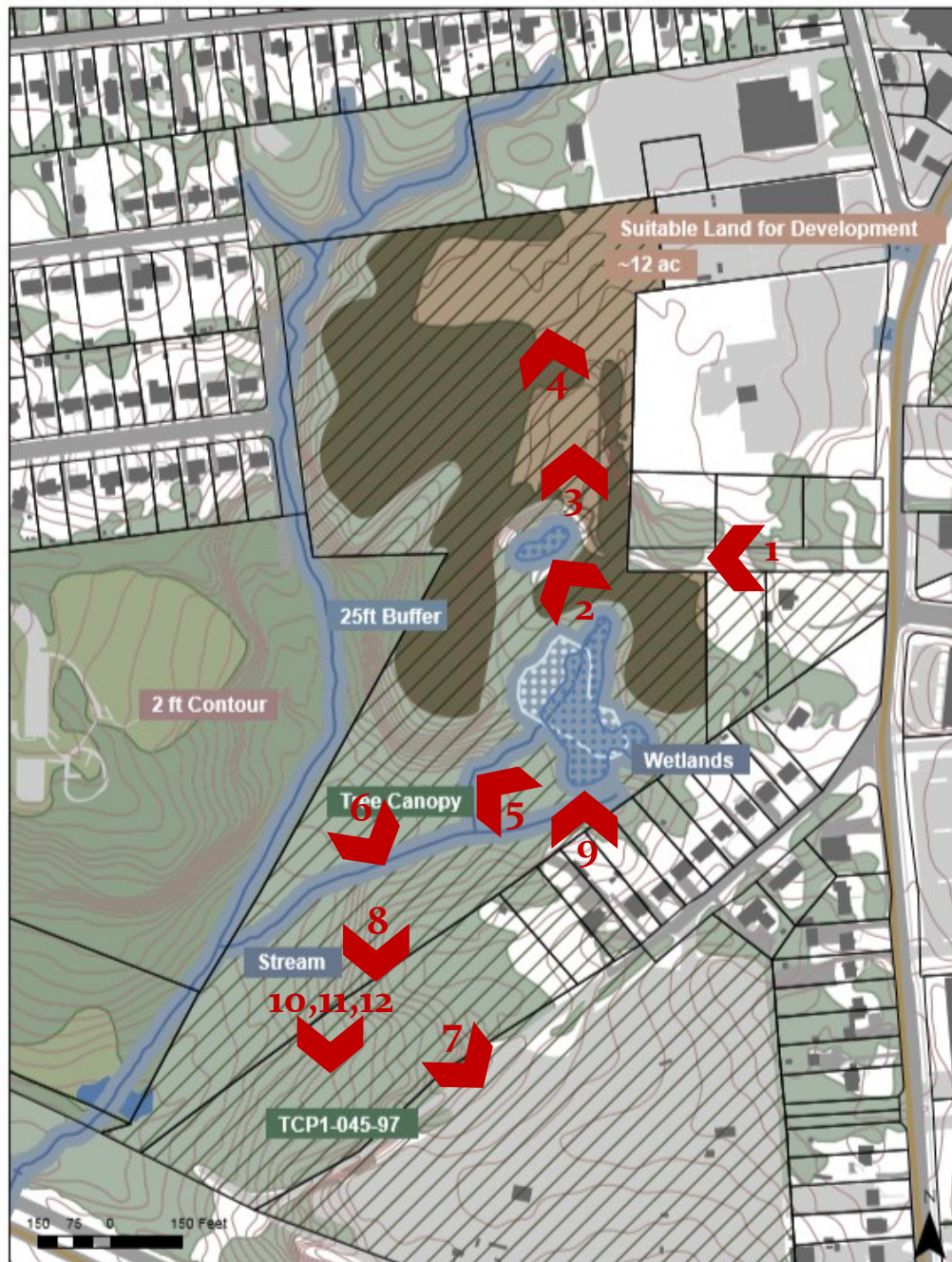
Weather:

- Sunny with Scattered Clouds, 53+/- Degrees Fahrenheit, Humidity 38%, South Wind 3.7 Mph

Attendees:

- Peter May – UMD
- Edward May – Exelon
- William Ellis – Exelon
- Stacy Jordan – Exelon
- Lindsay North – Exelon
- Tat-Lin Angus – Exelon
- Janique Williams – Exelon
- Rob Stewart – Exelon
- Ernest Williams - RDA
- KY Chung – KDA
- Alison Tullos – KDA
- Sammer Mohamed – KDA
- Mark Gionet – LSG
- Lee Edgecombe – The Edgecombe Group
- Baozhu Wei – Delon Hampton

Site Plan



N.T.S

Photos of Existing Site Conditions



1- View West Along Belts Drive Right of Way



2- View of Small Wetland Area



3- View Through Bamboo Tree into Open Field



4- Views of Open Field



5- Stream Feeding from Larger Wetland Area



6- Different Location of Stream Feeding from Larger Wetland Area



7- South East View of Auto-Salvage Yard



8- Mature White Oak Trees



9- View of Larger Wetland Area



10- Parent Magnolia Tree



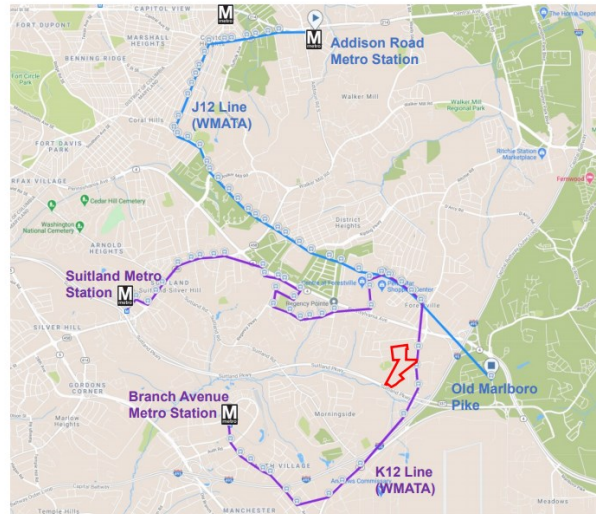
11- Top of Parent Magnolia Tree



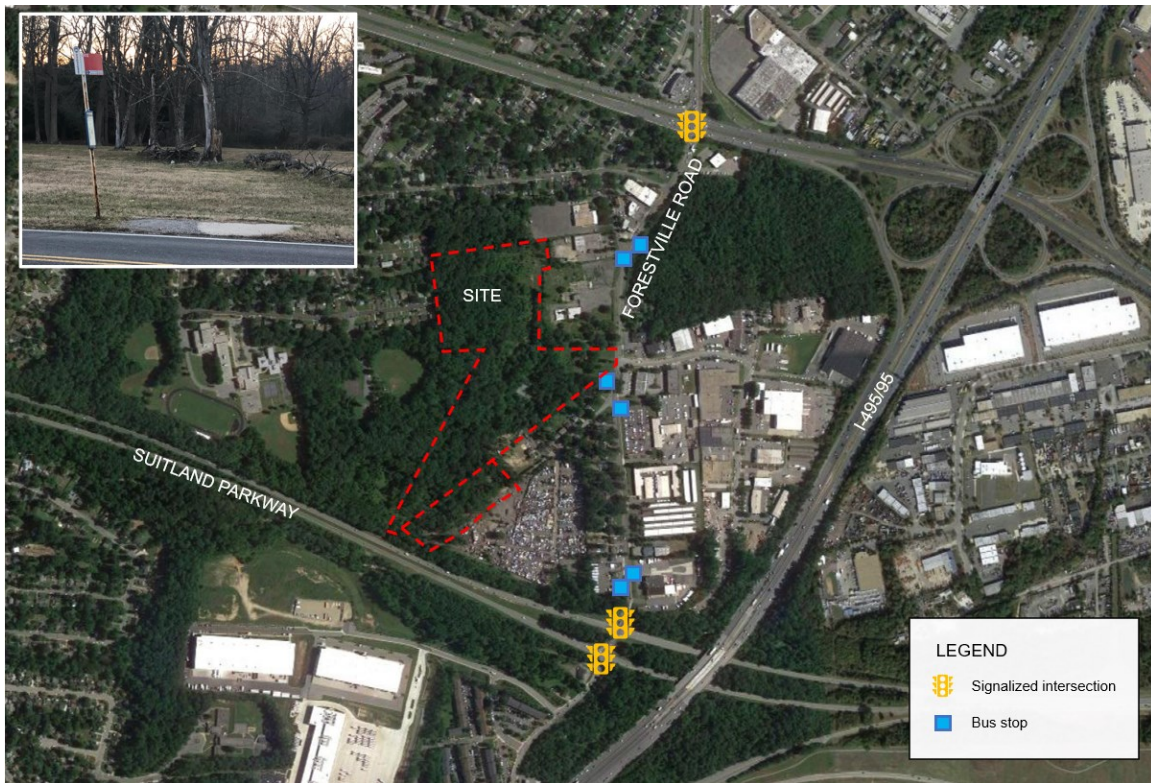
12- Magnolia Bog Area

Traffic/Transit Conditions:

- Branch Ave Station:
- To: 15-18 mins
 - From: 17-19 mins
- Suitland Station:
- To: 28-30 mins
 - From: 24-27 mins
- Addison Road Station:
- To: 22-26 mins
 - From: 27-29 mins (PG co. The Bus route 20)
- Service Headway and Frequency:
- K12 Line: 25-40 min peak headway (1-2 buses per hour)
 - J12 Line: 25-30 min peak headway (2 buses per hour)
 - The Bus route 20: 30 min peak headway (2 buses per hour)



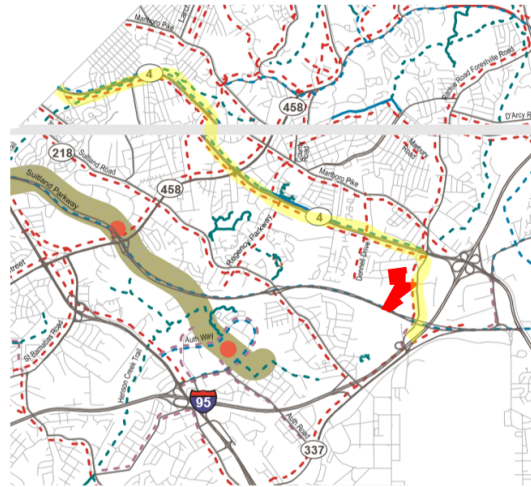
13 - Estimated Bus Routes Times to Metro Stations



14- Bus Stop Conditions, Locations of Signalized Intersections

LEGEND

Existing Hard Surface Trails Hiker/Biker/Equestrian	Existing Bike Routes, Shared Use Roads
Planned Hard Surface Trails Hiker/Biker/Equestrian	Planned Bike Routes, Shared Use Roads
Existing Natural Surface Trails (Hiker/Mountain-Biker/Equestrian)	M-NCPPC Parks
Planned Natural Surface Trails (Hiker/Mountain-Biker/Equestrian)	State Protected
Existing Sidepaths	National Park System
Planned Sidepaths	Federal
Existing Bike Lanes	Railroad
Planned Bike Lanes	Metro Blue Line
Existing Water Trails	Metro Green Line
Planned Water Trails	Metro Orange Line
	Purple Line Locally Preferred Alternative



15- Planned Bike Lanes

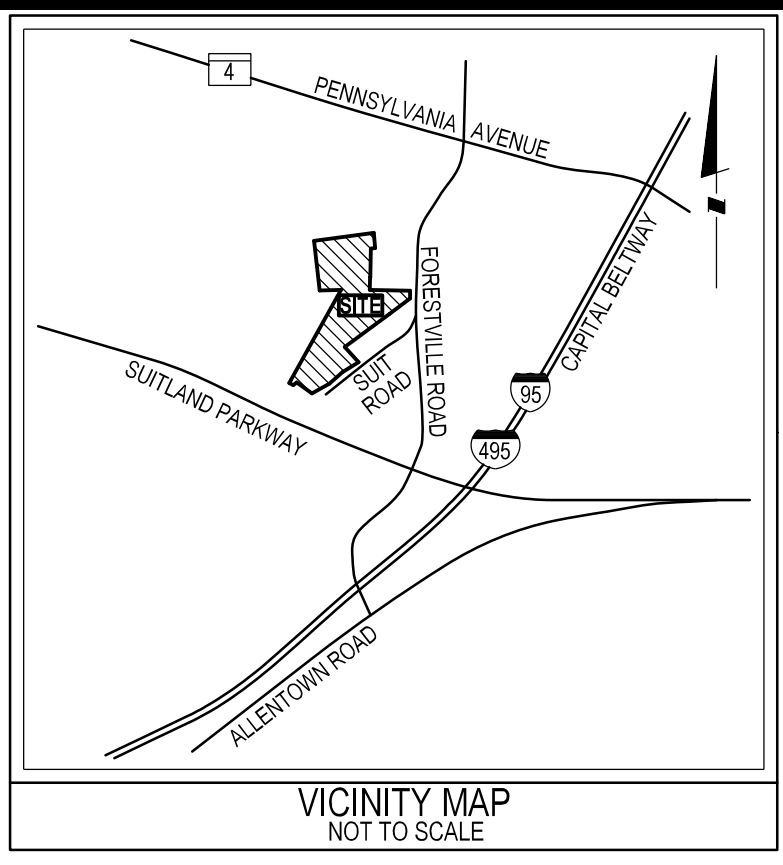
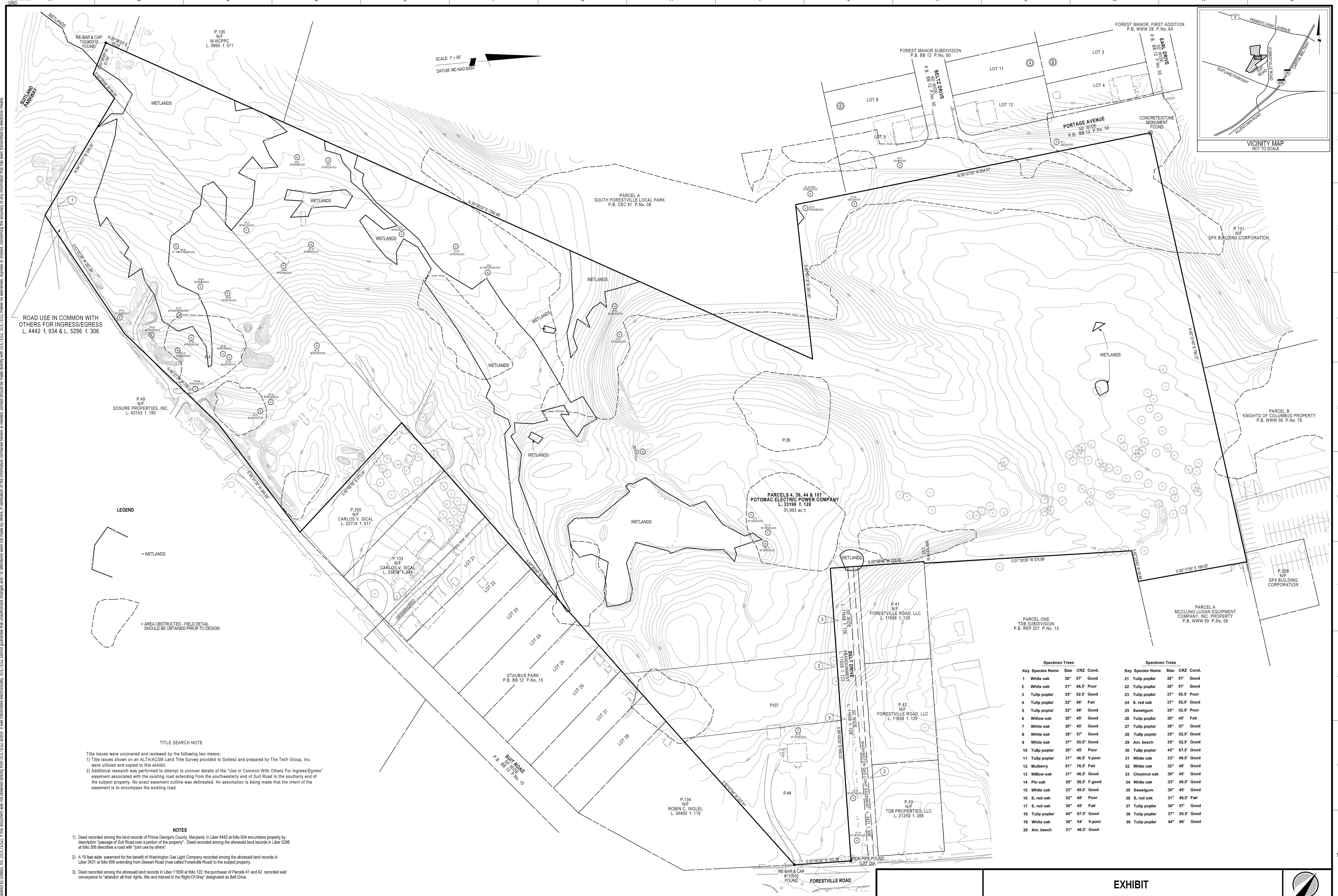
Findings:

- Paper street Belts Drive does not align with Penn Belt Road.
- Rare magnolia bog and mature oak trees exist in southern part of site.
- The stream along west side of the site is much larger than as shown on the plans.
- Crossing Suit Road is a junk yard area. Suit Road needs to be reconstructed if an access is required from Suit Road for this development.
- The larger wetland area has a big pool, could be developed into an attraction area for this development.

APPENDIX B-3 SITE VISIT REPORT

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The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). If this document was not obtained directly from SOLTESZ and/or it was transmitted electronically, SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.



LEGEND

- = WETLANDS
- = AREA OBSTRUCTED - FIELD DETAIL SHOULD BE OBTAINED PRIOR TO DESIGN

TITLE SEARCH NOTE

Title issues were uncovered and reviewed by the following two means:
1) Title issues shown on an ALTA/ACSM Land Title Survey provided to Soltesz and prepared by The Tech Group, Inc. were utilized and copied to this exhibit.
2) Additional research was performed to attempt to uncover details of the "Use In Common With Others For Ingress/Egress" easement associated with the existing road extending from the southwestern end of Suit Road to the southerly end of the subject property. No exact easement outline was delineated. An assumption is being made that the intent of the easement is to encompass the existing road.

NOTES

- Deed recorded among the land records of Prince George's County, Maryland, in Liber 4442 at folio 934 encumbers property by description "passage of Suit Road over a portion of the property". Deed recorded among the aforesaid land records in Liber 5286 at folio 336 describes a road with "joint use by others".
- A 10 foot wide easement for the benefit of Washington Gas Light Company recorded among the aforesaid land records in Liber 3431 at folio 698 extending from Stewart Road (now called Forestville Road) to the subject property.
- Deed recorded among the aforesaid land records in Liber 11658 at folio 122, the purchaser of Parcels 41 and 42 recorded said conveyance to "abandon all their rights, title and interest in the Right-Of-Way" designated as Belt Drive.

Specimen Trees					Specimen Trees				
Key	Species Name	Size	CRZ	Cond.	Key	Species Name	Size	CRZ	Cond.
1	White oak	38"	57'	Good	21	Tulip poplar	38"	57'	Good
2	White oak	31"	46.5'	Poor	22	Tulip poplar	38"	57'	Good
3	Tulip poplar	35"	52.5'	Good	23	Tulip poplar	37"	55.5'	Poor
4	Tulip poplar	32"	48'	Fair	24	S. red oak	37"	55.5'	Good
5	Tulip poplar	32"	48'	Good	25	Sweetgum	35"	52.5'	Poor
6	Willow oak	30"	45'	Good	26	Tulip poplar	30"	45'	Fair
7	White oak	30"	45'	Good	27	Tulip poplar	38"	57'	Good
8	White oak	38"	57'	Good	28	Tulip poplar	35"	52.5'	Good
9	White oak	37"	55.5'	Good	29	Am. beech	35"	52.5'	Good
10	Tulip poplar	30"	45'	Poor	30	Tulip poplar	45"	67.5'	Good
11	Tulip poplar	31"	46.5'	V.poor	31	White oak	33"	49.5'	Good
12	Mulberry	51"	76.5'	Fair	32	White oak	32"	48'	Good
13	Willow oak	31"	46.5'	Good	33	Chestnut oak	30"	45'	Good
14	Pin oak	39"	58.5'	F.good	34	White oak	33"	49.5'	Good
15	White oak	33"	49.5'	Good	35	Sweetgum	30"	45'	Good
16	S. red oak	32"	48'	Poor	36	S. red oak	30"	45'	Fair
17	S. red oak	30"	45'	Fair	37	Tulip poplar	38"	57'	Good
18	Tulip poplar	45"	67.5'	Good	38	Tulip poplar	37"	55.5'	Good
19	White oak	36"	54'	V.poor	39	Tulip poplar	44"	66'	Good
20	Am. beech	31"	46.5'	Good					

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-261-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

LANHAM OFFICE
4300 Forbes Boulevard, Suite 230
Lanham, MD 20706
P. 301.794.7555 F. 301.794.7656
www.soltesz.com

NO.		REVISIONS		BY		DATE	
1		REVISED		JWS		MAY 2021	
DESIGNED:		DRAFTED:		CHECKED:		DATE:	

TAX MAP	
89, P2	
WESC 200 SHEET	
205SE07	
205SE07	
SITE DATUM	
HORIZONTAL: NAD 83	

PROPERTY OF	
POTOMAC ELECTRIC POWER COMPANY	
TAX MAP 89, PARCELS 4, 39, 44 & 107	
SPALDINGS (9th) ELECTION DISTRICT, PRINCE GEORGE'S COUNTY, MARYLAND	

EXHIBIT

SHEET 1 OF 1

PROJECT NO. 4161-00-00

APPENDIX B-4 FEMA FLOODPLAIN MAP

Page Intentionally Left Blank. FEMA Floodplain Map begins next page.

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

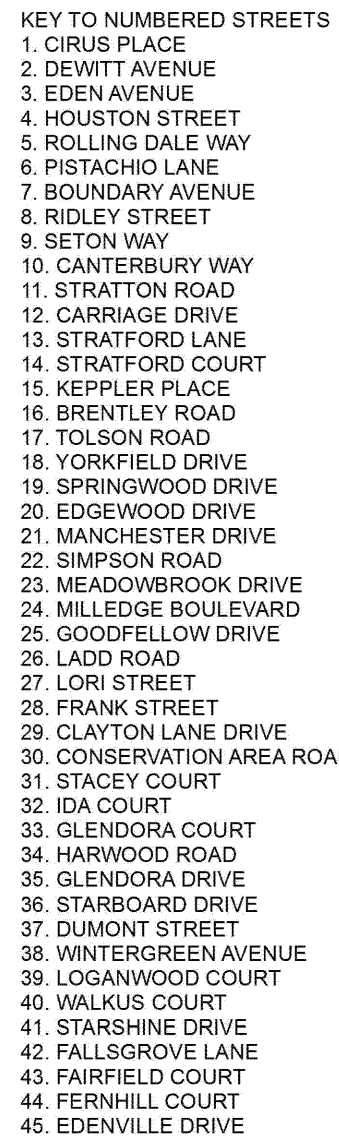
Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

To obtain current elevation, description, and/or location information about the **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit their website at www.ngs.noaa.gov.

This map reflects more detailed and up-to-date **stream channel configurations and redefinitions** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the *Flood Insurance Study* report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/business/national-flood-insurance-program>.



 SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE A99 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

Elevations determined.

 FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS	
ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

	OTHER AREAS
--	-------------

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

 COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAS)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

_____ 1% annual chance floodplain boundary
_____ 0.2% annual chance floodplain boundary
_____ Floodway boundary
_____ Zone D boundary
_____ CBRS and OPA boundary





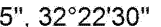
_____ Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths and flood velocities.

_____ Flood Elevation line and value; elevation in feet

_____ Base Flood Elevation value where uniform within zone; elevation in feet*

513
(EL. 987)

Referenced to the North American Vertical Datum of 1988

	Bridge
	Footbridge
	Culvert
	Cross section line
	Transect line
87°07'45", 32°22'30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
4276 000 M	1000-meter Universal Transverse Mercator grid values, zone 18
600000 FT	5000-foot grid ticks: Maryland State Plane coordinate system (FIPSZONE 1900), Lambert Conformal Conic projection
DX5510 x	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

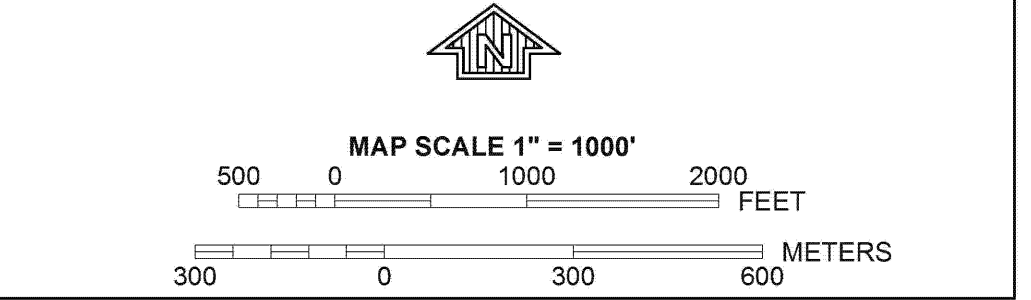
MAP REPOSITORY
Refer to listing of Map Repositories on Map Index


EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP

September 16, 2016

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

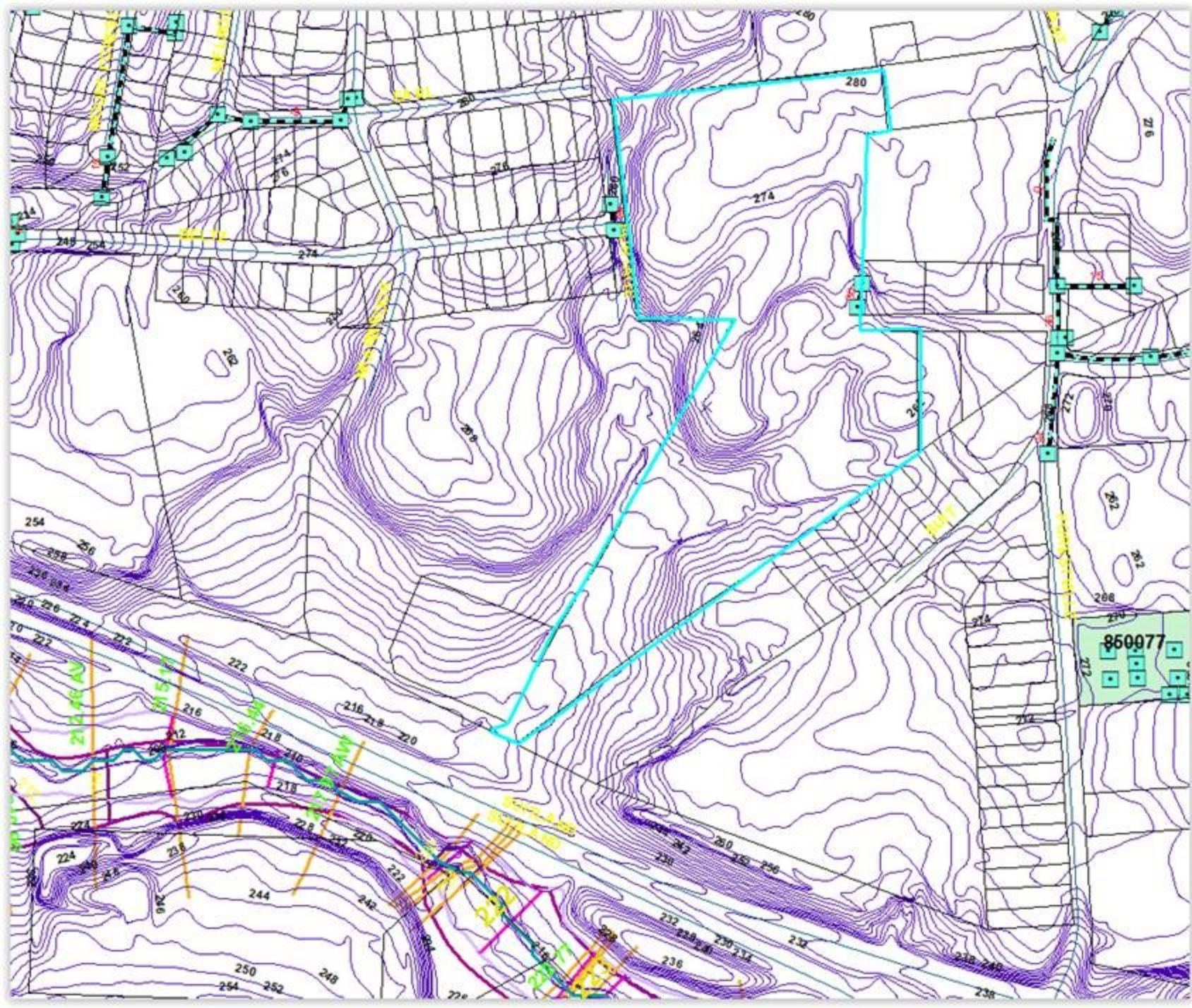
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



NATIONAL FLOOD INSURANCE PROGRAM	PANEL 0235E										
	<div style="font-size: 3em; font-weight: bold; margin-bottom: 5px;">FIRM</div> <div style="font-size: 1.2em; font-weight: bold; margin-bottom: 5px;">FLOOD INSURANCE RATE MAP</div> <div style="font-size: 1.2em; font-weight: bold; margin-bottom: 5px;">PRINCE GEORGE'S</div> <div style="font-size: 1.2em; font-weight: bold; margin-bottom: 5px;">COUNTY,</div> <div style="font-size: 1.2em; font-weight: bold; margin-bottom: 5px;">MARYLAND</div> <div style="font-size: 1.2em; font-weight: bold; margin-bottom: 5px;">AND INCORPORATED AREAS</div>										
	<div style="font-size: 1.5em; font-weight: bold; margin-bottom: 5px;">PANEL 235 OF 466</div> <div style="font-size: 1.1em;">(SEE MAP INDEX FOR FIRM PANEL LAYOUT)</div>										
	<div style="font-size: 1.1em; font-weight: bold; margin-bottom: 5px;">CONTAINS:</div> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center; font-weight: bold; font-size: 1.1em;">COMMUNITY</td> <td style="width: 33%; text-align: center; font-weight: bold; font-size: 1.1em;">NUMBER</td> <td style="width: 33%; text-align: center; font-weight: bold; font-size: 1.1em;">PANEL</td> <td style="width: 33%; text-align: center; font-weight: bold; font-size: 1.1em;">SUFFIX</td> </tr> <tr> <td style="text-align: center; font-size: 1.1em;">PRINCE GEORGE'S COUNTY</td> <td style="text-align: center; font-size: 1.1em;">245208</td> <td style="text-align: center; font-size: 1.1em;">0235</td> <td style="text-align: center; font-size: 1.1em;">E</td> </tr> </table>			COMMUNITY	NUMBER	PANEL	SUFFIX	PRINCE GEORGE'S COUNTY	245208	0235	E
	COMMUNITY	NUMBER	PANEL	SUFFIX							
PRINCE GEORGE'S COUNTY	245208	0235	E								
<div style="font-size: 1.1em; margin-bottom: 5px;"> Notice to User: The Map Number shown below should be used when placing maps on the Community Number shown above should be used on insurance applications for the subject community. </div> <div style="text-align: center; margin-top: 20px;">  </div> <div style="text-align: center; margin-top: 10px;"> <div style="font-size: 1.5em; font-weight: bold; margin-bottom: 5px;">MAP NUMBER</div> <div style="font-size: 1.5em; font-weight: bold; margin-bottom: 5px;">24033C0235E</div> <div style="font-size: 1.5em; font-weight: bold; margin-bottom: 5px;">EFFECTIVE DATE</div> <div style="font-size: 1.5em; font-weight: bold; margin-bottom: 5px;">SEPTEMBER 16, 2016</div> </div> <div style="text-align: center; margin-top: 20px;"> <div style="font-size: 1.2em; font-weight: bold;">Federal Emergency Management Agency</div> </div>											

APPENDIX B-5 COUNTY FLOODPLAIN MAP

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APPENDIX B-6 SITE OBSERVATIONS

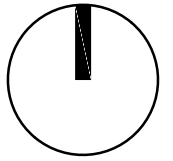
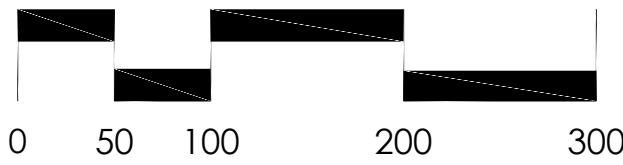
Page Intentionally Left Blank. Site Observations begin next page. The following map shows some observations that may be helpful. Respondents are encouraged to create and submit a concept plan that is compliant with the development objectives and zoning requirements

FORESTVILLE SITE OBSERVATIONS



- Site Boundary
- Most easily Developed
- More Sensitive Developed
- Required setback from protected watershed
- Environmental probable remediation required
- Potential Access Points
- Historic house and property

note:
The more "Sensitive Areas" will require more restrictive enviromental review and scrutiny.



Project number	
Date	
Drawn by	
Checked by	

Scale 1"= 100' - 0"

EXHIBIT 1 SOURCES AND USES

**Sources and Uses Budget
(to be submitted by Respondent)**

EXHIBIT 2 PROFORMA

5 Year Proforma
(to be submitted by Respondent)