Gratitude

Gratitude comes in all ways and all shades. At the City of Mount Rainier, we continue to show gratitude in people, resources, energy, time, programs and projects to make our City a better City! We are showing our gratitude in the product of many projects in the design and development stages. Next Spring, you will see this manifest in construction, jobs, landscaping along with new art along the Route One corridor.

We invite you to show gratitude by sharing a meal with someone in need, a family member that you have spoken to in a while, an elderly neighbor or a friend. Let’s all be grateful for the many things in our lives and lend a hand to someone that needs our help. Each year we take baskets of food to needy families.

Holidays can be a lonely time for some of us, so let’s pay it forward and help someone today. If you would like to donate or give towards a basket, send me an email.

In the spirit of thanksgiving, I want to extend gratitude to you for helping make a difference in the City! Agradecimiento viene en todas formas y en todos los tonos. En la ciudad de Mount Rainier, continuamos agradecer en personas, recursos, energía, tiempo, programas y proyectos para hacer de nuestra ciudad una ciudad mejor! Estamos demostrando nuestra gratitud en el producto de muchos proyectos en las etapas de diseño y desarrollo. Próxima primavera, verá este manifestio en la construcción, puestos de trabajo, paisajismo junto con nuevo arte a lo largo del ruta uno pasillo.

Te invitamos a mostrar gratitud por compartir una comida con alguien en necesidad, un miembro de la familia que ha hablado en un tiempo, un vecino de edad avanzado o un amigo. Vamos a estar todos agradecidos por las muchas cosas en nuestras vidas y echar una mano a alguien que necesita nuestra ayuda. Cada año tenemos canastas de alimentos a familias necesitadas.

Vacaciones pueden ser uno solo para algunos de nosotros, así que vamos a pagar adelante y ayudar a alguien hoy. Si desea donar o dar hacia una canasta, me envíe un correo electrónico.

En el espíritu de acción de gracias, agradezco a cada uno de ustedes por ayudarnos a marcar una diferencia en la ciudad!
LOCAL COMMUNITY LEADERS MAKE WAY FOR NEW GATEWAY MIXED-USE PROJECT ON ROUTE ONE WITH DEMOLITION EVENT

Residents, local partners, Prince George’s County officials, and local leaders from the City of Mount Rainier gathered on Wednesday, October 14, 2015 at 10:30 am, with development partners Neighborhood Development Company and Streetsense to celebrate the demolition of the existing structure to make way for a $50 million mixed-use project at the Gateway to the City and the County. The Mount Rainier Gateway Project is now underway both officially and physically—marking the first phase of a mixed-use development that will anchor the City and County on the border with the District of Columbia. “I am personally excited to see the project moving forward. It will be a tremendous improvement in the downtown area of Mount Rainier, and I am sure that our residents will be happy and proud of the new addition to the City,” said Mayor Malinda Miles.

The Mount Rainier Gateway Project is a planned mixed-use development on the border of Washington, DC and Prince George’s County. The assemblage is on the corner of Rhode Island Avenue and Eastern Avenue and is comprised of a city owned parcel of approximately 32,000 square feet and a privately owned parking lot of approximately 27,000 square feet. The project will include 185 apartments and 20,000 square feet of retail space. The development will be built to meet LEED Gold Standards and uphold the sustainable culture of the Mount Rainier community. NDC and its partner, StreetSense, were awarded the project as a joint-venture development team by the City of Mount Rainier in November of 2012. Expected completion for this project is 2017.

Demolition occurred between October 13 and October 19, 2015. What’s left is a retaining wall that will protect damage to the underground utilities, until construction begins in 2016. Following demolition, the project team will obtain all necessary entitlements for the development to occur. In addition, both the City and County will be providing financial assistance to the project and will commence on putting the required approvals in place to allow for this financing to occur. The City Council of Mount Rainier unanimously approved the plan for The Mount Rainier Gateway Project on October 6, 2015. “Revitalization has come slowly to the City. Construction on this site will be a significant improvement and hopefully will spur other economic development in our downtown area,” said Mayor Malinda Miles.

SAVE THE DATE! SHOP LOCAL! A MAP WITH ALL PARTICIPATING BUSINESSES WILL BE MADE AVAILABLE ON THE CITY’S WEBSITE AND MOUNT RAINIER BUSINESS ASSOCIATION (MRBA) WEBSITE SOON.

MOUNT RAINIER BUSINESS ASSOCIATION ANNUAL MEETING/HOLIDAY PARTY—DECEMBER 9, 2015
3237 Rhode Island Avenue, Mount Rainier, MD 20712

DEDICATION CEREMONY IN HONOR OF THE LATE GRACIELA CARBONELL
The Mayor and Council designated Mount Rainier’s television studio as the “Graciela Carbonnell Television Studio” to honor her 27 years of service. The dedication ceremony will be held on Tuesday, November 3, 2015 at 6:00—7:00 pm. Light refreshments will be served.
The City of Mount Rainier

Presents

The Architectural Conservation Overlay Zone
Community Forum

We need your help! You are invited to attend the Community Forum with your questions regarding the Architectural Conservation Overlay Zone.

Date:
November 7, 2015

Time:
2:00 pm

Place:
Mount Rainier Elementary School
4011 32nd Street
Mount Rainier, MD

In Partnership With Prince George's County Planning Department and Maryland National Capital Parks and Planning Commission M-NCPPC

La Ciudad de Mount Rainier

Presente

Foro de la comunidad de la zona de superposición de conservación arquitectónica

¡Necesitamos tu ayuda! Te invitamos a asistir al foro de la comunidad con sus preguntas sobre la zona de superposición de conservación arquitectónica.

Fecha:
7 de Noviembre de 2015

Tiempo:
Son las dos de la tarde

Lugar:
Escuela primaria de Mount Rainier
4011 32nd Street
Mount Rainier, MD

En colaboración con el Departamento de planificación del Condado de Prince George y Capital de Maryland parques y planificación Comisión M-NCPPC

Department of Public Works
Trash & Recycle

First Pick — Up
Rake leaves by November 1, 2015 for pick—up during November 2 — 13, 2015

<table>
<thead>
<tr>
<th>DATE</th>
<th>PICK UP RECOGER</th>
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</thead>
<tbody>
<tr>
<td>November 2</td>
<td></td>
</tr>
<tr>
<td>El 2 de Noviembre</td>
<td>Bulk Trash/ Granel Basura</td>
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<tr>
<td>November 4</td>
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<tr>
<td>El 4 de Noviembre</td>
<td>Regular Trash Basura Regular</td>
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<tr>
<td>November 6</td>
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<td>El 6 de Noviembre</td>
<td>Recycle Reciclar</td>
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<td>November 12</td>
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<td>El 12 de Noviembre</td>
<td>No Trash No Basura</td>
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<tr>
<td>November 13</td>
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<tr>
<td>El 13 de Noviembre</td>
<td>Recycle Reciclar</td>
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<tr>
<td>November 16</td>
<td></td>
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<tr>
<td>El 16 de Noviembre</td>
<td>Bulk Trash Granel Basura</td>
</tr>
</tbody>
</table>

Second Pick—Up
Rake Leaves by November 29
Collection: Nov 30 — Dec 11

Bulk Trash Appointments must be made by 12 noon on the Friday proceeding the pick-up date.
Contact Department of Public Works: 301.985.6583/6558
What Is an Architectural Conservation District (ACD)?

An ACD is an overlay zone intended to ensure that development and redevelopment efforts preserve and protect the architectural or design character of neighborhoods in accordance with an Architectural Conservation Plan. An ACD is an area designated by the County District Council. The ACD will have an architectural conservation plan (ACP) that provides design guidelines that are adopted with input from the community. Under the ACP, specified exterior alterations to properties are subject to review by the Architectural Design Review Committee (ADRC), unless exempted by the ACP Design Guidelines.

The county is now ready to begin the process of developing a draft Architectural Conservation Plan based on community input to date and the outcome of the November 7, 2015 city hearing. The Mount Rainier ACD will affect only exterior changes in the single-family residential zone. Architectural conservation districts are different from historic districts or homeowners’ associations. For instance, ACDs in some cases do not require the use of historic materials when renovating a house. Vinyl siding and windows in some districts are fine. What might be required, however, is that the vinyl replacement windows be of the same style as the originals or match those in homes of a similar style. The Design Review Board (DRB) recommends that type of flexibility for our district.

Why Do We Need an Architectural Conservation District?

An ACD is based on the concept that there is something about the character of the neighborhood that is worth maintaining. The ACD supporters and the DRB recognize that while the neighborhood shouldn’t be frozen in time, changes to homes should not disrespect the neighborhood and the investment neighbors’ have made in their homes. It also recognizes that our homes are close together—sometimes within several feet! Renovation choices next door can definitely have an impact on nearby homes’ values.

So what is worth conserving about Mount Rainier? Our city is known for its front porches and modest affordable homes with good sized yards and trees.

Some examples of identified problems include porch enclosures, “flipping,” and mansionization. The DRB believes that front porch enclosures seriously harm the welcoming streetscape for which Mount Rainier is known.

HOW CAN I COMMENT? Written comments will be accepted. The proposal will affect all single-family houses in the City. By Mail: City of Mount Rainier ACOZ, One Municipal Place, Mount Rainier, MD 20712. By Email: Email your comments to all council members. The emails are located on the back page of the Newsletter.

WHERE CAN I FIND MORE INFORMATION:

1—City of Mount Rainier website: www.mountrainiermd.org—Economic Development

The City Council seeks input from the community on the proposed list of standards, the proposed exemptions, and on the project as a whole.

NEXT STEPS:

Once City Council recommends to the county which projects will require review, the county project team will write a draft architectural conservation plan that includes the standards for those projects and present that to the community at a future community meeting. Finally, a public hearing will take place in the Upper Marlboro County Administration Building before the county’s Planning Board and District Council for final approval.

The proposed DRB recommendation would strongly discourage porch enclosures. Existing enclosures will be “grandfathered” (no action is required to alter them).

Investors continue to purchase and quickly renovate houses—often cheaply and with no regard for the neighborhood—then sell or “flip” the property. While flipping cannot be stopped with an ACD, home owners and flippers alike would follow the same standards that respect the neighborhood’s character.

Current residential zoning rules do not prevent large additions that loom over neighboring homes. Several houses have already been torn down and rebuilt at two or three times the original size. Supporters of the ACD expect the “teardowns,” mansionization, and “pop-ups” to continue and accelerate, but new standards would require the new homes to be compatible with the existing neighborhood.
The Design Review Board (DRB) believes that a key element of an ACD is “respect.” Respect for the character of the neighborhood. Respect for the investment of homeowners who have spent time and money to renovate homes. And respect for the private property rights of homeowners. An ACD requires compromise – finding a middle ground that respects those who want to change their homes as they please and those who want assurances that changes to neighbors’ homes won’t negatively impact their biggest financial investment. The DRB believes the ACD must also respect the economic realities of the residents and minimize any added financial burdens on homeowners who are doing construction projects.

**EXEMPTIONS:** (projects not required to meet the ACP standards). The Design Review Board (DRB) recommends exempting from the ACP standards the following:

- Ordinary maintenance (conditions that exist when the ACD is implemented are “grandfathered” -- any repairs/maintenance to existing conditions will be exempt)
- Interior alterations
- Changes to the back of the house (e.g., adding a deck, changing windows)
- Additions to the rear of the house (in the exemption zone) that are no wider or taller than existing house
- Paint colors
- Landscaping, fencing, and walls

- Door replacements where no change in door size is proposed
- Screen, storm, and security doors
- Adding insect screens to a front/side porch
- Accessory buildings (garages, sheds, gazebos) less than 150 s.f.
  - Garages/sheds over 150 s.f. within the “exemption zone”
  - Roofing materials and sheathing
  - Gutters and downspouts
  - Lights and lighting
  - Flowerboxes, mailboxes, rain barrels, etc.
  - Patios and driveways
  - Freestanding antennas and satellite dishes
- Artwork
- Houses designated as county historic sites
- Work approved by the Maryland Historical Trust for preservation tax credits
- Storm windows and screens

**What will it be affected?** Below is the DRB’s recommended list of projects that require a county building permit and for which standards would be written and review required. The DRB proposes that the standards focus on the “look” of the project, not what materials are used.

- Construction of a new house
- Additions wider or taller than the existing house, or made to the front of the house
- Structural changes to front or side porches/decks/stoops (railings, columns, flooring, piers)
- Steps/stoops over 8 inches high
- New ramps, chimneys, fire escapes
- Moving or enlarging size of a window or door on front or side of house
- Adding a vent to roof or wall if it is larger than 10x10 inches
- Enclosing a carport
- Adding or enlarging accessory structure larger than 150 s.f. (unless within the exemption zone)
- Demolition of structure larger than 150 s.f. (not prohibited but requires review)

Below is the DRB’s recommended list of projects that currently do not require a county building permit, but would require review by the local design review committee in order to meet the goals of conserving the neighborhood’s character. The DRB recommends that the standards focus on the final “look” of the project, not the materials used.

- Enclosure of a front or side porch with solid walls or glass
- Replacing or changing type of siding
- Replacing, changing type, or removing windows on front or side of house
- Painting masonry or brick (not prohibited but requires review)
- Adding or changing type of awnings on front or side of house
- Adding or changing style of shutters (not prohibited but requires review)
- Adding or changing type of solar panels on front or side of house
  (no review if panels are flush with roof)
Architectural Conservation Zone - continued

The “Exemption Zone” If a project (e.g., deck, shed, addition) is to the rear of the house and is no higher or wider than the existing house, the DRB is recommending that it be exempt from the new standards and would have no additional review under the plan. This encourages homeowners to add to the back of the house rather than increasing the height of the home. In the current proposal, houses on corner lots would have no exemption zone.

How is a project reviewed? If the project requires review under the ACP, the following processes will be utilized. Local Architectural Design Review Committee. All projects will first be reviewed by the local Architectural Design Review Committee (ADRC). The committee will meet with the applicant and determine if the project meets the compatibility standards of the ACP. If the proposal meets the standards, meaning they are compatible with the neighborhood, an authorization is issued. For most projects (for instance, replacing windows), that is the extent of the review.

Projects That Require a Building Permit. If the project requires a county building permit because it will affect the building’s structure, after meeting with the ADRC, the process will follow one of two tracks:
1. If the project is small, it will likely only need review by the county permitting staff—the same process currently in place.
2. If the project increases the living space (gross floor area) of the home by more than 20 percent, a limited detailed site plan process will be required. For these projects, they will go to the County Planning Board for a public hearing before final approval. A major goal of the draft DRB recommendations is to keep these reviews to a minimum because of the increased costs and time for this type of review process. The more in depth review would affect all new houses and any larger additions that are not completely in the backyard of the house (within the “exemption zone”).

Enforcement. Once the final ACP is adopted, if a homeowner begins a project that is subject to ACP standards without required review or permits, city code enforcement officers will issue a stop work order. The owner of the property will need to bring the project into compliance and fines may be levied.

La versión en español se publicarán en el sitio web bajo desarrollo económico — ACOZ y disponibles en el Ayuntamiento.

The Buzz around the City

NOVEMBER
November 3, 2015 at 7pm
Mayor and City Council Meeting
City Hall, One Municipal Place

November 7, 2015 9 am—12 pm
Veterans Breakfast
Veterans Pre-Register—Contact Mayor Miles—mayormiles@gmail.com

November 7, 2015 at 2:00 pm
Architectural Conservation Community Meeting 2pm
Mount Rainier Elementary School
4011 32nd Street, Mount Rainier, MD

November 17, 2015
Mayor and Council Work Session
City Hall, One Municipal Place

DECEMBER
December 1, 2015
Mayor and City Council Hearing

December 5, 2015
Mount Rainier Craft Show
VENDORS WANTED Contact Sarah at sarah.madrigal@gmail.com for info.

All are welcome

El rumor sobre la ciudad

NOVIEMBRE
3 de noviembre, 2015 a las 7 horas
el Alcalde y el Ayuntamiento Reunión
Ayuntamiento, uno Municipal lugar

7 de noviembre de 2015
Veteranos evento a las 9 horas
Los Veteranos preinscripción -Póngase en contacto con el Alcalde Millas-mayormiles@gmail.com

7 de noviembre de 2015
Conservación Arquitectónica Reunión
Comunitaria a las 2 horas
Mount Rainier Elementary School
4011 32nd Street, Mount Rainier, MD

17 de noviembre, 2015 a las 7 horas
Alcalde y Consejo Sesión de Trabajo
Ayuntamiento, uno Municipal Lugar

DICIEMBRE

1 de diciembre 2015 a las 7 horas
el Alcalde y el Ayuntamiento Reunión
Ayuntamiento, uno Municipal lugar

5 de diciembre 2015
Mount Rainier Craft Show
PROVEEDORES QUÉRÍA
Comunicarse con Sarah en sarah.madrigal@gmail.com para obtener más información.

Todas son bienvenidos
Los Recursos de la ciudad de Mount Rainier
301.864.8937
Cerrado los viernes

Monte Rainier Centro de Naturaleza 301.927.2163

Oficina de Correos 301.699.8856

Bicicleta Mount Rainier
Coop 301.277.2110

Mount Rainier Com Mulos
301.660.7433

Llame a un bus
240.832.6559

Asistencia RECURSOS
Exclusión 877.462.7555

Propietario/Inquilino
Hogar de Maryland
800.487.6007

Comisión Crédito Fiscal
Ayuntamiento Contacto
Departamento de Finanzas
Estatal de Servicios de Asesoría de Vivienda
800.642.2227

MD Asistencia de Energía
(MEAP) proporciona asistencia de energía
301.909.6330

Connect with us! Follow us!
Like us on Facebook: CityofMountrainierMD
Follow us on Twitter: @MtRainierMD
Website: mountrainiermd.org

Verizon: 21 Comcast: 71

Connect with us! Follow us!
Como nosotros en Facebook: CityofMountrainierMD
Siguemos en Twitter: @MtRainierMD
El sitio web: mountrainiermd.org

Verizon 21 Comcast 71
## City Council
- **Mayor**: Malinda Miles
  - Email: mayormiles@gmail.com
- **Ward 1**
  - Ward 1 Representative: Tracy Loh
  - Email: thadden@gmail.com
- **Ward 2**
  - Ward 2 Representative: Bryan Knedler
  - Email: bknedler@aol.com

## Legislative 47th District
- **Del Jimmy Tarlau**: Senator Victor Ramirez
  - Email: thadden@gmail.com
- **District 2**
  - Councilwoman: Deni Taveras
  - Email: rsandy@mountrainiermd.org
- **U.S. Congress**
  - Representative: Donna Edwards
  - Email: abrown@mountrainiermd.org

## Contact Council
- Phone: 301.985.6585
- Email: Shivali@ShivaliShah.com

## Mayor
- **Malinda Miles**: Mayor
  - Email: mayormiles@mountrainiermd.org
  - Phone: 301.952.4436

## Council Members
- **Ward 1**
  - Tracy Loh
  - Email: thadden@gmail.com
- **Ward 2**
  - Bryan Knedler
  - Email: bknedler@aol.com

## Staff
- **Interim City Manager**: Larry Hughes
  - Email: lhughes@mountrainiermd.org
- **Assistant City Manager**: Veronica Owens
  - Email: vowens@mountrainiermd.org
- **City Treasurer**: Vijay Manjani
  - Email: vmanjani@mountrainiermd.org
- **Economic Development Director**: Samantha Olatunji
  - Email: solatunji@mountrainiermd.org
- **MRTV**: Gerome Williams
  - Email: gwilliams@mountrainiermd.org

## Emergency Numbers
- **911 All Emergencies**
- **POLICE—911 Emergency**
  - 301.985.6565 Non-Emergency
  - 301.985.6590 Administrative
- **FIRE—911 Emergency**
  - 301.985.5406 Non-Emergency
- **WATER—WSSC**
  - 301.206.4002 Main
  - 301.206.8000 Emergency
- **ELECTRIC—PEPCO**
  - 1.877.737.2662 Live wire 1-800-737-2662

## City Resources
- **Mount Rainier Library**: 301.864.8937
- **Mount Rainier Nature Center**: 4701 31st Street
  - Hours: Mon-Thurs 11am-7pm
  - Closed Fridays
- **Mount Rainier Post Office**: 301.927.2163
- **Mount Rainier Bike Coop**: 301.699.8856
- **Mount Rainier Com Toolshed**: 301.660.7433
- **CALL A BUS**: 240.832.6559 9am-2pm
  - 301.985.6586

## Resources
- **Foreclosure Assistance**: 877.462.7555 www.mdhope.org
- **Landlord/Tenant Commission**: 800.487.6007
- **Maryland Home Tax Credit**: Contact City Hall
- **Statewide Housing Counseling Services**: 800.642.2227
- **MD Energy Assistance (MEAP)**: 800.487.6007
- **Mortgage Assistance**: 301.909.6330
- **Mortgage Assistance**: 301.429.7400
- **State’s Attorney**: 301.952.3500
- **Health Department**: 301.583.5920
- **Child Abuse/Neglect**: 301.699.8605
- **Animal Control**: 301.780.7200
- **Consumer Affairs**: 301.470.7334
- **Special Needs**: 301.627.3352 TDD

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**Coming soon >>>**

- Code Enforcement 101
- Buzz around the City
- Economic Development

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**Message Newsletter**

Deadline for the November edition is October 22, 2015

Contact the Editor—Veronica Owens vowens@mountrainiermd.org