

**Cafritz Development team presentation to the Town of University Park
July 18, 2011 7:30pm to 10:30pm**

Meeting location: University Park Elementary School Multi-purpose room
Meeting Topic: Presentation on Phase I and Phase II development plans for the Cafritz Property and community discussion

Opening remarks by Mayor John Tabori, Mayor of the Town of University Park

Mayor Tabori introduced the meeting topic and covered the ground rules for the presentation and the question and answer session. The multi-purpose room was at or beyond the stated capacity of 300 people. Mayor Tabori introduced District Council member Justin Ross, District Council member Eric Olson, state senator Paul Pinsky, Mayor Vernon Archer of Riverdale Park, and Mayor Marc Tartaro of Hyattsville.

Review of the Cafritz development process to date, presented by Attorney Chip Reed, representing the Cafritz Property owners

Mr. Reed introduced the members of the development team in attendance. The team members included Ms. Jane Cafritz, property owner; Mr. Ken Dunn, a civil engineer with Loiederman Soltesz Associates; Mr. Marty Wells and Ms. Nancy Randall, traffic engineers with Wells Associates; and architect Mr. Jim Voelzke with MV+A Architects, who has been engaged on numerous projects for Whole Foods throughout the mid-Atlantic area.

Mr. Reed discussed Whole Foods' intentions to build a store on the Cafritz property. Whole Foods has a signed contract with the property owners and has listed Riverdale Park, Maryland as a location on their "Stores in Development" web page <http://wholefoodsmarket.com/content/company/real-estate/stores-in-development/>

Mr. Reed mentioned that a fitness center and high-end restaurants will be drawn to the area. He reviewed a slide show presentation of the historical photos of the site, which was previously known as Calvert Homes. The development was built to house workers at the ERCO manufacturing plant, which was building planes for World War II. After the war, the development was home to veterans going to school at the University of Maryland on the G.I. Bill. The site had tramlines running through it.

Details of the proposed site design, presented by Mr. Jim Voelzke, MV+A Architects

Mr. Voelzke said the development plans include a 35,000 square foot Whole Foods store, which is a medium-sized store comparable to the stores located on P Street in D.C. or in Silver Spring, and will have full service in all departments. The overall site plan will align two of the three entrances to the Cafritz Property with existing streets into University Park, namely Van Buren Street, and Underwood Street. The hiker/biker trail

that stops just north of the property would be extended south along the eastern side of the property.

Mr. Voelzke said that surface parking would be constructed between U.S. Route 1 and the Whole Foods store during Phase I of the development. He reviewed a PowerPoint presentation of conceptual drawings of the streetscape in the development.

Mr. Reed talked about the economic development potential of the project. The Cafritz development project forecasts it will provide 1880 new jobs over a six year period; 435 full-time jobs, and a net new revenue of \$11 million tax dollars annually.

Mr. Voelzke discussed Phase II of the development. During Phase II, 100 townhomes, 640 apartment buildings, 224 senior housing units, 124 hotel rooms, and 130 scholar (graduate student and visiting professor) units would be built. Mr. Reed discussed the reasons for phasing the development in this way, to prioritize the retail development first. He said the development of Phase II would be taken at a slower, more measured pace to address community concerns.

Storm water management, presented by Mr. Ken Dunn, a civil engineer with Loiederman Soltesz Associates

Mr. Dunn discussed his experience with the Wells Run drainage system, including engineering studies related to the 9-Pond area. Mr. Dunn said the Cafritz Property has three storm water management areas within its boundaries. The upper pond would flow to the Anacostia River. The middle pond would flow towards Wells Run. The third drainage field, in the southern-most section of the property, would require a storage structure to be built.

Mr. Dunn said the site is presently zoned as R55. The proposed plans would support a mixed development zone. He discussed the issues of both water quality and water quantity from a storm water management perspective. The drainage plan creates a riverine park that could serve the dual purpose of a community amenity and a storm water management system.

Traffic management, presented by Mr. Marty Wells, Wells and Associates.

Mr. Wells and Ms. Nancy Randall, project manager for Wells and Associates, discussed the traffic study. Mr. Wells noted that there had been several meetings with Mayor Tabori and University Park residents on the topic of traffic. The study was conducted on a dozen intersections along U.S. Route 1, covering both development phases of the Cafritz Property and the numerous areas of concern raised by University Park.

Mr. Wells said 1,600 – 1,800 travel on U.S. Route 1 in the study area per hour during peak hours. The critical limiting intersection in the area of study is U.S. Route 1 and Md. 410 (East-West Highway). Mr. Wells discussed potential traffic mitigations, including sidewalks the length of the Cafritz Property frontage and across the WMATA property to

the north if WMATA grants permission; installing a traffic light at Van Buren Street; installing bike trails; reconfiguring the east-bound lanes on Md. 410; and constructing a pedestrian connection across the CSX tracks to the M Square train station. Mr. Wells pointed out that there is extensive bus coverage in the area, including Metro, Ride-On, the University of Maryland bus system, and the University Park town bus.

Mr. Wells addressed the concern about cut-through traffic using Van Buren Street and University Park to go to and from the development. He showed a PowerPoint slide that depicted the intersection at U.S. Route 1 at Reed Street in Alexandria, Virginia at the Potomac Yards development. Cut-through traffic was prevented from passing into the neighborhood by means of a traffic island barrier installed in the roadway.

Recap of the presentation, presented by Attorney Chip Reed, representing the Cafritz Property owners

Mr. Reed summarized the presentations made by the development team.

Mayor Tabori thanked Attorney Reed and opened the floor to questions from the mayors and council members of the municipalities in attendance.

Question and Answer session

Ms. Bradley Chacón, University Park Council member representing Ward 7, asked if a flyover or underpass or other means of crossing the CSX right-of-way with vehicular traffic was possible. Attorney Reed said that the development team has engaged CSX and has spent \$12,000 to conduct a review of the proposed Cafritz plan. The initial focus of the study is to look at a hiker/biker crossing. A vehicular crossing could be considered at a later date.

Mr. Gekas, University Park Council member representing Ward 2, asked how frequently residentially-zoned property is converted to a commercial zoning in Prince George's County. Attorney Reed said it was not uncommon and provided several examples of conversions that he had personally been involved in. He added that his view was that the County leadership is actively looking for retail development.

Mr. Cron, University Park Council member representing Ward 5, raised concerns about traffic congestion. He noted that the proposed development will contain 900 – 1500 residents and will have a single main road. Mr. Wells said he agreed that something must be done to improve traffic flow on U.S. Route 1 and Md. 410. Mr. Cron asked if the road [U.S. Route 1] could be widened. Mr. Wells said the critical limiting intersection was U.S. Route 1 and Md. 410.

Ms. McPherson, University Park Council member representing Ward 3, continued the questions about traffic management and asked about the proposed traffic solution for Van Buren Street. She asked what would happen if the Maryland State Highway Administration did not grant the proposed solution of a traffic island barrier in the center turn lane on U.S. Route 1. Mr. Wells did not have a clear answer. Attorney Reed said he understood that this was a strong requirement for the Cafritz team to have such a solution in place.

Ms. Carey, University Park Council member representing Ward 4, emphasized the needs for vehicular access across the railroad tracks. He reviewed the fact that the development plan places all three exits onto U.S. Route 1, directly facing University Park. Mr. Reed said there were differing opinions on the vehicular option. The public in attendance strongly signaled a preference for an overpass across the CSX rails.

Mayor Vernon Archer, mayor of Riverdale Park, asked the development team to explain or provide the timeline for the zoning board appeal to change the zoning, the expectation for the groundbreaking, the projected date for Whole Foods to open, and the timeline for Phase II of the development. Mr. Reed said the lease commitment with Whole Foods would require the store to open by 12/2014. This would mean that construction would need to start by 12/2013. Ground breaking would need to occur in the fall of 2012. Mayor Archer asked about the timing of the Phase II development. Mr. Reed said the property owners were willing to be patient with the timing and phasing of the development. Mr. Reed alluded to a nearby development in the surrounding area that proposed a comprehensive development plan for their entire site at once. Mr. Reed said that proposal had not been well received by the surrounding municipalities and the Cafritz Property owners were taking those sensitivities into account.

Mr. Ebblar, Riverdale Park Council member representing Ward 1, asked why the Cafritz Property owners were seeking an MXT zoning instead of a MUTC zoning classification. The MXT zoning is a more open-ended designation, while the MUTC zoning is tightly documented with requirements. Mr. Reed said that the MXT was requested due to the fact that this development is a mixed-used infill development in a Transit District Overlay Zone (TDOZ). Mr. Ebblar and Mr. Reed discussed extending the MUTC designation northward.

Mayor Marc Tartaro, mayor of Hyattsville, asked why the city of Hyattsville was not included in the education and outreach process by the Cafritz development team. He noted that the development will have a significant on the communities to the south of the development. Mr. Reed said the development team would welcome the opportunity to engage with the Hyattsville community.

Mr. Tim Hite, a resident of Hyattsville, asked what the current property zoning is, and how many houses would be allowed under that zoning. Mr. Reed said the property is currently zoned R55, and would support 200 – 250 single family homes.

Mr. Matt McKirer, a resident of Ward 3 in Hyattsville, asked for details on the square footages shown on slide 2 of the presentation, concerning retail and grocery capacity in the surrounding area. He asked to know the date of the analysis. Mr. Reed said the numbers may need to be updated, and considered a three mile radius around the Cafritz Property.

Mayor Andy Fellows, Mayor of the City of College Park, asked questions about the transit-oriented nature of the development and the timeline for answers from CSX about an overpass. Mr. Reed said that Phase I transit depends on improvements to the existing infrastructure for transit demand management. He said that there are early indications from CSX that an answer about a overpass or means of crossing their right-of-way could be expected in two years or sooner.

Ms. Stephanie Stulich, College Park Council member representing District 3, asked that in the several years since the last set of meetings on this development, how has the discussion of site access changed? She said that the discussion of transit is a core issue that is raised over and over again. Ms. Stulich said the mention of hiker/biker trails and buses is a distraction from the central question of vehicle traffic. She asked how transit is used at the Whole Foods site in Silver Spring. Mr. Reed He said that the property owner has clearly said there will be no access directly onto Van Buren Street or north into the Calvert Hills community in College Park. Mr. Voelzke said use of transit at Whole Foods is difficult to quantify and has not been specifically analyzed. He disputed that the presence of a Whole Foods store would increase traffic in the surrounding area. He theorized that the world is changing and people are starting to walk to grocery stores.

Mayor Tabori thanked the mayors and council members of the municipalities in attendance for their questions and invited the residents to ask their questions.

Ms. Horvath, a resident of University Park, compared the planned 35,000 square feet of grocery space for Whole Foods and another 120,000 square feet of retail space in the Cafritz development with the struggling retail spaces in College Park and Hyattsville. She expressed concern that the retail space was being overbuilt in the area. Mr. Dave Ward, a retail brokerage consultant on the Cafritz development team, recounted retail occupancy rates for the surrounding area. He asserted that “vacancy levels in the area are quite low”. He said that retail space in Hyattsville Arts District was 91% leased, and the Varsity development was 100% leased. East Campus was not considered because development has not started there yet. Mr. Ward discussed how a needs analysis was conducted and that several categories of retail services were missing. He said the area is missing a great grocer, an exercise facility, a great sporting goods facility, bath and kitchen products provider, among others.

Citizen #2 said that she felt that disregarding community input had broken trust. She asked how the community could trust the plans and intentions of the developers now. She asked if the Cafritz owners would sign a contract prior to rezoning with the County to retain ownership, and provide a comprehensive site plan for both Phase I and Phase II. She asked how the community could be sure that the Whole Foods contract is not just an

opportunity to achieve the rezoning and then sell the property or develop it differently? Mr. Reed said that this was a process question, and the development team would work to find a solution that met with the community's satisfaction.

Citizen #5 thanked the Cafritz Property developers for keeping their promise to not access the Calvert Hills community. She asked why the Cafritz Property developers were so determined to pursue rezoning in a residential area? All the surrounding communities of College Park, Riverdale Park, and University Park are residential neighborhoods. Why should the community even consider a rezoning proposal? The existing zoning [R55] is a better fit for the capabilities of the surrounding roads. Mr. Reed said that 200 single-family homes on this site is not sustainable. He referred to smart growth.

Mr. Joe Kelly, a resident of Riverdale Park, said that asking for a zoning change without a fully realized development plan is opening a can of worms. He asked if there were any economic studies that prove the revenues will pay for the cost of services required. Mr. Reed said this was a study that could be conducted. He said that the development would generate an enormous amount of tax revenue.

Ms. Jen Russell, a University Park resident who lives at 44th Avenue and Van Buren Street asked about the State Highway Administration proposals for modifying U.S. Route 1 and Md. 410. She asked how the interaction between the proposals and SHA plans would be a trigger for Phase I and Phase II. What happens if the proposed changes to reconfigure the roads are not approved by SHA? Mr. Reed said that procedurally, there is a planned proposal for a traffic study for Phase I with conditions attached. In Phase II there would be to-be-determined conditions as well pertaining to changes to U.S. Route 1 and Md. 410.

Mr. Mickey Lucas, a University Park resident, raised concerns about the fact that there is no access to the site from College Park and Riverdale Park. He said that the Whole Foods will create a traffic input of 4,000 cars a day. The drawings shown in tonight's presentation did not consider CSX's firm opposition to any overpass or underpass crossing their right-of-way. This level of additional traffic will damage University Park and increase our tax costs.

Ms. Laurie Morrisy, a resident of University Park, asked if Van Buren Street would be closed. She asked the development team why a retailer like Trader Joe's was not considered. Her point of view was that Trader Joe's philosophy was more aligned with the surrounding community that was Whole Foods. Mr. Reed said the development team is open to a dialog. He said he was aware of that the Whole Foods position on unions is a point of consideration.

A resident of University Park noted that Prince George's County is looking to increase the county tax base. She said that apartments and hotels do not cover their cost of services and seem inappropriate for this area. Mr. Reed said that this is something the development team can study.

Ms. Sue Wagner asked for an estimate on the daily car trips that would be generated from both phases of the development. Mr. Wells of Wells Associates said that they have data for peak hours, not daily information. The net additional traffic would be 130 cars per hour in the morning and 500 cars per hour in the afternoon peak for Phase I. The peak hours are defined as 8am to 9am and 5pm to 6pm. Phase II would bring 550 additional car trips in the morning peak and 900 car trips in the afternoon peak.

Mr. Joseph Page, a resident of College Park, asked for confirmation that there would be no traffic from the Cafritz Property onto Albion Road in College Park. Mr. Reed confirmed that there would be no vehicular connection from the Cafritz Property on Albion Road.

Mr. John McKinney, a resident of University Park, reviewed that the previous presentations from the Cafritz Property focused on developing high-end residential development. He expressed concern about the bigger picture. Each municipality has its own town center. The Cafritz development feels like a town center wedged into an area 1/20th the size of University Park.

Mr. Robert Martin, a resident of Calvert Hills, said that Phase II of the development will cause challenges with respect to accommodation for elementary, middle school, and high school students. Mr. Reed said elementary students would attend Riverdale Elementary School, which is presently under capacity. The public in attendance vigorously disputed that statement.

A resident said he was in favor of a stoplight at Underwood Street. He said he was in favor of the benefits of this development. He asked to see an emphasis on renewable energy, including kinetic energy from the health club and the use of solar energy. Mr. Dun said this was something that would be considered in the choices of building materials and placement. There was a general discussion of sustainable development and LEED certification.

Mr. Richard Scorso thanked Ms. Cafritz for the development opportunity for the area. He asked for information on the economic cost/benefit information for development of 200 single family homes. He expressed great concerns about the costs and impacts of the roads and other supporting infrastructure that would be required by this development.

Mr. Stuart Eisenberg, a resident of Hyattsville responsible for economic development, said there is extant slack retail capacity in the immediate area. He asked that the development team share the market studies and the dates for when the data was collected. He noted that the Belcrest area retail spaces were 40% vacant. He asked for accurate, open information exchange.

Mr. Douglas Shantz, a resident of College Park, asked that all studies be released timely. He expressed skepticism about the numbers being quoted in this evening's presentation. Mr. Reed said he supports transparency.

Mr. Bruce Burroughs said he was amazed that people would perceive that there is a shortage of grocery stores. He viewed this evening's discussion as a skewed presentation and asked why University Park should buy this pig in a poke.

A resident asked what do the next steps look like for this development? Can the information be provided on a web site? Mr. Reed said he would follow Mayor Tabori's lead; there is a lengthy, multi-step process required for development. Mr. Reed said there is a web site for the development, located at <http://www.cafritzpop.com/>

Mayor Tabori said that University Park will have a place on the Town web site for information related to the Cafritz property. The Town is planning on issuing a special edition of the newsletter. Mayor Tabori said there will be another session and discussion before consideration before the University Park Town Council on August 15, 2011.

Mr. Laura Donnelly, a resident of University Park, said she was very concerned about the impacts of traffic flow onto Underwood Street, especially in light of discussions around closing Van Buren Street. The street is only one car-width wide. She recommended the Whole Foods build a store at Riverdale Plaza, which has plenty of available space as well as better road connections.

Ms. Beth Judy, a Riverdale Park resident, noted that metro is half a mile or a ten-minute walk from the Cafritz Property. She said she viewed this as an opportunity to do wonderful things for this area. She asked if there were any plans for affordable housing in the development. Mr. Reed said there would be scholar housing; affordable housing could be included in the discussion.

Mr. Julia Kyles, a resident of College Park, asked about the noise impact of the development. Mr. Reed said a noise impact study would typically be performed.

Ms. Louise Weisman, a resident of College Heights Estates, asked if there are studies looking at the corridor from the Beltway to the District line. What are the non-negotiable points for Whole Foods and/or for Phase II? Mr. Voelzke said a specialty niche market like Whole Foods typically attracts fewer cars than a general grocery store.

Mr. David Fosse, a resident of University Park, raised concerns about the project's proposed development timeline. He asked about the Cafritz developer's lobbying record with the Prince George's County government. Mr. Reed said there had been one meeting between elected officials and representatives from Whole Foods. No further meetings were planned at this time.

Mr. Charles Sutherland, a resident of College Park, discussed traffic on U.S. Route 1 with apartment complexes. He asked how much of an impact will high-rise development contribute to noise. Mr. Reed said the WMATA property to the north of the Cafritz Property is significant in size and would serve as a buffer between the development and College Park. The maximum height of the high-rise developments would be seven stories.

A resident from University Park said she lives on the perimeter of University Park on Md. 410. The traffic volumes on Md. 410 are presently damaging her home. She asked Mr. Reed if there were no solution for the traffic issues, would the developer downsize the project. Mr. Reed said if there is no traffic solution, the development would not move forward.

Ms. Susan Bayly, a resident of University Park, wanted to see a development that factors in the Domain development in College Park, East Campus, and the shambles of the development at University Town Center. She noted that without improvement in the County schools, there would not be any improvement in the overall quality of life in the County. Mr. Reed agreed that Ms. Bayly's points were important. The developer will pay significant school and development fees.

Ms. Catherine Donnelly drew attention to the current tree canopy over the development. She asked if it would be possible to retain the tree cover. Mr. Reed said this would be detailed in the construction phase of the development. The details would depend on grading and drainage. She asked if the site could be zoned in two phases. Mr. Reed said the site must be zoned in its entirety at one time. He said the development would try to preserve the trees along U.S. Route 1 as a buffer. The east side of the property would feature a riverine park and landscaping.

A resident asked about how the development would tie in with Calvert Hills and Riverdale Park. He asked about the flyover towards Kenilworth Avenue. He said he was most concerned with the discussions of the traffic. How can the impact on U.S. Route 1 be managed? He expressed delight that Ms. Cafritz was willing to be engaged with Prince George's County. Mr. Reed said that innovation and creativity around transportation demand management presented many opportunities that could be explored to address traffic concerns.

A resident of University Park thanked Mayor Tabori for this opportunity to talk with the development team. He noted that Whole Foods had a specific timeframe. Why should University Park support this development? Why should the community agree to increased traffic, increased population in the schools, and possibly increased crime, based on a notional presentation? Mr. Reed said the development team is prepared to go to a detailed site plan for all the retail development to answer these questions. He noted that the County general plan called for just this type of development. The crowd observed that the previous County Executive, Jack Johnson, was the one who pushed this plan. Mr. Reed said Whole Foods was the opportunity for University Park.

Mr. David Brosch, a resident of University Park, contested the positioning of this development as smart growth. He asked if the traffic studies were based on COG information. He raised the point of renewable energy being incorporated into the development. Ms. Nancy Randall, a traffic engineer with Wells Associates, said COG data was not used in the traffic report. The study was done using requirements from the M-NCPPC with regard to trip generation rates, and actual field data was collected.

Mr. Dunn said for LEED development options would considered, but that it is difficult to commit to doing LEED development. LEED is a private entity and there may or may not be the ability to achieve LEED certification. The developer discussed LEED-like development opportunities.

Ms. Barbara Morris, a University Park resident, asked about the existing zoning for the property. What was the zoning when the owner purchased it? It seems like the community is being bulldozed into an agreement. How was Whole Foods able to sign a lease for development on a property that is not zoned for that type of development?

Mr. Reed said the Cafritz family brought the property in 1958. The zoning was an industrial zoning. The contract was entered into with Whole Foods to demonstrate the clear commitment to bring quality development to the property. Ms. Morris expressed doubt about the need for additional grocery stores or another gym, with the Bally's Fitness Center located in University Town Center. She noted that Mr. Reed would be able to return home to Bethesda each night.

A resident said she was concerned about the developer's timeline. We are just starting discussions now, but the timeline for groundbreaking and moving forward is 2012. She asked what the fallback plan would be if the timeline is disrupted. Mr. Reed discussed that information would be maintained on the Cafritz web site. His sense was that the process was just beginning.

Mayor Tabori thanked the development team for their participation in the process. He said he would ask the development team for an email address for submitting additional questions.