



**MEETING OF
UNIVERSITY PARK MAYOR AND COMMON COUNCIL**

***RIVERDALE PRESBYTERIAN CHURCH
6513 QUEENS CHAPEL ROAD***

**7:30 PM
MONDAY
December 12, 2011**

SPECIAL SESSION

1. CALL TO ORDER: Mayor Tabori at 7:35 pm

Present: Mr. Brosch, Mr. Gekas, Ms. McPherson, Mr. Carey, Ms. Toscano, Mr. Cron,
Ms. Bradley Chacón
Excused: None
Absent: None

2. PLEDGE OF ALLEGIANCE was led by Mr. Cron

3. APPROVAL OF THE AGENDA

Moved by: Ms. McPherson
Yea: 7

Seconded by: Mr. Cron
Nay: 0 **Abstain:** 0

4. CONTINUING BUSINESS

**A. COUNCIL DISCUSSION ON CAFRITZ PROPERTY A-10018
- POSITION STATEMENT AND CONDITIONS**

Mayor Tabori read a letter from Planning Board Chairwoman Hewlett that said the Cafritz team was acceding to a request for a continuance. The attorney of record Attorney Reed agreed to a continuance to January 12, 2012.

Mayor Tabori introduced a discussion of conditions that the Town would agree to. The second point he raised is that the Cafritz team has asked the four mayors of the surrounding municipalities to agree to a schedule of negotiations. Mayor Tabori asked the Council to authorize his participation, with instructions, in the negotiations. Mayor Tabori said he would carefully delineate that University Park's participation in the negotiations does not mean that University Park will ultimately agree to the development.

Mayor Tabori discussed the details around the CSX bridge and the agreements between the

municipalities on the construction conditions of the Cafritz property.

Mayor Tabori discussed the bill PG-418-12 Prince George's County – Property Tax – Exemption for Economic Development Projects.

Ms. McPherson asked if people who want to be persons of record had to reapply, in view of the continuance. Mayor Tabori said the people who had registered will carry over. People would also be able to register at the hearing.

Mayor Tabori opened the discussion of conditions for the Cafritz rezoning application.

The Council took up the discussion of Attorney Ferguson's draft from 12/11/2011.

The Council discussed the CSX railroad-crossing letter. The Prince George's County Department of Public Works and Transportation has developed an independent cost of estimate of \$10.6 million for a bridge. This is much greater than the Cafritz estimate of approximately \$5 million. Mayor Tabori said the cost of a tunnel would be much greater. Mr. Spector, the Vice President of Administrative Affairs and Chief Financial Officer for the University of Maryland, sent a letter asking the Cafritz development team to consider alternative locations for the endpoint of the bridge. The University of Maryland is not ready to commit to allowing the bridge on their property.

Mayor Tabori and Mr. Brosch discussed the four traffic studies that have been conducted, and their implications. Mayor Tabori said he and College Park Council member Stephanie Stulich have reviewed the studies and memos.

Mayor Tabori said the Town Council has two alternatives to consider. The alternative is to vote no, with conditions. The second alternative is to approve with conditions, which if are not met turn into an automatic no. A vote of no on the part of University Park is a principled stand, but will not determine the vote at the Planning Board and at the District Council.

Mayor Tabori noted that law requires the detailed studies of traffic during the later stages of the zoning and planning process. The detailed traffic studies are not required prior to the zoning hearing.

The Council and Mayor Tabori discussed the build-out conditions and triggers. The developer's break-even point is above the 50% build-out mark. The requirement for a CSX crossing is triggered at the 50% build-out point. There was a discussion about how the break-even point is 382 residential units and all but 26,000 square feet of the commercial space.

A Town resident said that this property was not on the 1994 Master Plan for consideration for a map plan amendment for MUTC zoning. Mayor Tabori said the M-NCPPC is planning on reviewing this point of law.

In further discussions about traffic, the point was made that 70% - 81% of the traffic from a development is generated by the commercial space, not the residential space.

Ms. Stulich, College Park Council member, spoke on the importance of the City of College Park and the Town of University Park in standing together on the development. She acknowledged that this may not be possible.

Mr. Gekas asked if University Park's position would have any impact on M-NCPPC. Mayor Tabori said the professional staff pays close attention to the input from the communities.

Ms. Lorraine Gray, a Town resident, spoke in strong opposition to the development. She noted that she cannot exit from the neighborhood onto Route 1 from Sheridan or Tuckerman Streets in the afternoons, due to the traffic. She raised concerns about the impact on the schools and the costs for law enforcement. She said this development would have a significant impact on the quality of life in University Park.

Mayor Tabori asked the Council for permission to begin negotiations with the Cafritz team between now and January 12, 2012; a mechanism for keeping the Council informed of the discussions; and additional meetings to discussions on the Cafritz development. Ms. Bradley Chacón suggested that the Council discuss documents with the Mayor via email.

Motion: To grant Mayor Tabori permission to negotiate on behalf of the Town of University Park in the Cafritz discussions between December 13, 2011 and January 12, 2012, with frequent updates to the Council.

Moved by: Ms. Toscano
Yea: 7

Seconded by: Mr. Cron
Nay: 0

Abstain: 0

5. ADJOURNMENT at 9:51 p.m.

Submitted by: _____

John Rogard Tabori
Mayor