

UNIVERSITY PARK NEWSLETTER

TOWN OF UNIVERSITY PARK, MARYLAND

JANUARY 2012

OFFICIAL NEWSLETTER

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FROM THE MAYOR

The holiday season got off to a rousing start this year with the annual holiday season potluck dinner on December 3 at the Riverdale Presbyterian Church, followed by the holiday tree lighting ceremony at Henson Green. The crowd at both events was awesome and gave everyone a chance to renew acquaintances and friendships. The food was great and the entertainment provided by the Blue Sky Puppet group enthralled all, young and old. The Hyattsville VFD delivered Santa to the tree lighting ceremony to the delight of all. At the end of the traditional crowd countdown, Sophia Becraft flipped the switch and after a few seconds of switch resets the tree lights came on in a blaze of color! It was an exciting end to a wonderful evening. I extend *a huge thank you* to all who attended, brought food and community spirit. *A tip of the hat* to Lynn Butler and the volunteers from the

University Park Civic Association, the Women's Club, the University Solar Coop and the Historic Preservation Society that organized the event, contributed resources to it and made it so successful.

As many of you know, the past five and a half years that I have served as Mayor have been filled with a number of difficult events and policy choices. There is an old Chinese curse which says, "May you living in interesting times." That the Town has weathered those interesting times so well is partially due the quality and dedication of the Town's employees. They are efficient and they are loyal to the residents of this Town. They enrich the Town in ways that are hard to quantify. So *thank you* to all the Town's employees, and as the New Year approaches, may you have a great one! *Cont. on Page 2*

Town Meetings & Special Dates

Town Council	January 9 & 23
Holidays	January 2 & 16
Cafritz Hearing	January 12, 12:30 PM

Town meetings are at 7:30 PM at Univ. Park Elem. School. Residents are encouraged to attend. Please request interpreting services 10 days in advance. Council agendas are posted at www.upmd.org and on the Town Hall bulletin board Fridays prior to meetings.

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It is with regret that I have to announce that Mary Stultz is retiring from service to do other things. She is one of the finest and most gentle persons that I have met in my life. She provided a friendly first point of contact for visitors and callers to Town Hall. She will be very sorely missed, although what we lose her family will gain! *A big tip of the hat to Mary for everything she has done-enjoy your family, friends and retirement.*

Mary's retirement brings to mind another indefatigable individual, Maxie Phillips, whose birthday was celebrated after services on December 11 at the Church of the Brethren. Maxie is one of those extraordinary individuals that seem to populate our Town. In her many years in Town, she has never stopped contributing to the Town whether as a member of the Women's Club, the University Park Civic Association, the Historic Preservation Society, or as a docent at various museums and historic sites in Prince George's County and the greater metropolitan area. A mime, a maker of fabulous costumes, keeper of one of the most beautiful historic homes in University Park and an unceasing friend of University Park, I tip my hat to her and thank her for her friendship and her years of service to the Town, and say *Happy Birthday and Many More!*



As we approach the snow season, a couple of minor things to keep in mind. Avoid raking any last leaves into the streets. Once leaf pickups stop, please bag them and set the bags in the curb box for Monday pickup. Leaves mixed with snow or water under freezing conditions can produce hazardous patches on streets and sidewalks.

During snow storms, please consult the Town website or call Town Hall to find out if parking restrictions are in effect. If you have a driveway, park your car in it during the storm. Clear streets make it easier for Town crews to plow and emergency vehicles to pass through the streets. Be kind to your family and neighbors, and clear your sidewalks quickly, but no later than within 72 hours of the snowfall. Finally, please trim your bushes and trees if they overhang the sidewalk. If Town trees in the curb box present a hazard to pedestrians, please inform the Town; do not trim them yourselves.

On December 15, the Planning Board has continued the Cafritz rezoning application to Thursday, January 12 at 12:30 PM. The hearing will be held at the County Administration Building in Upper Marlboro. We will continue to post updates both under News and under the Cafritz blog, and will update the person of record register periodically until two days before the hearing.

As always, have a Wonderful Holiday Season and a Fabulous New Year! Keep safe; enjoy your family and friends. I will see you around Town!

John Rogard Tabori

JOB ANNOUNCEMENT Town Clerk

The Town of University Park is seeking applicants for the position of Town Clerk. The Town Clerk is the main point of contact and information source for the Town. The Town Clerk also manages all records, prepares Council Meeting Agendas and packets, runs the Town Office, maintains the staff schedule, and manages the Town bus services. The Town Clerk is an integral part of the Town's management team and is expected to be a Notary Public. A full description of the job will be available beginning December 5 of this year at Town Hall and on the Town website (upmd.org) under "News."

The salary range is \$52-58,000 depending on experience and qualifications. The Town offers a full benefits package, including health care and enrollment in the State Pension Plan. The Town is an Equal Opportunity Employer.

Your application should be marked confidential. All applications must include a letter of introduction, a complete resume, and at least three references. Employment will be contingent on passing a background check and a fitness for duty medical exam.

The Town will accept applications up until January 31, 2012 and will make an offer by March 15, 2012. All applications should be submitted to Mayor John Rogard Tabori, Town of University Park, 6724 Baltimore Avenue, Maryland 20782.

FROM THE CHIEF & CRIME REPORT

A happy New Year to all. The men and women of the University Park Police Department hope that everyone had a safe and joyous holiday season. We encourage each of you to be safe in your daily routine by using common sense to provide a secure environment for yourself, your family and our community.

University Park Police Department has the following recommendations for safety throughout the New Year. Drive safely. Stop at stop signs, obey the speed limit, wear your seatbelt and don't use your cell phone or text while driving. Distracted driving is a major cause of traffic accidents. Focus on the single task of driving and arrive home safe.

Hold on to your new gifts: lock your home doors, shed, garage, bicycle, etc. Use your new camera to photograph your valuables. Document and save the serial numbers of any new purchases or etch a serial number on the item if it does not have one. Your driver's license number is recommended, not your Social Security number.

Wear reflective clothing when walking and running. Stay aware of your surroundings. Walking and running down the center of the road is not safe. Do not assume a driver will see you. Distracted driving is a major issue in itself.

Be a good neighbor and vigilant community member, watch out for children, seniors and those that can't protect themselves and get to know your neighbors. Carry your cell phone when walking through town. It doesn't have to be turned on, but it should have the police phone number programmed in. Call immediately when something doesn't seem right.

Organize your wallet and purse. Only take the cash and credit card you'll need when you go out. A single credit card is often stolen, while the purse and wallet are left behind. Check your credit card statements very carefully and be sure the purchases match the bill.

Be careful on the Internet. Internet crime is one of the most prevalent means of fraud and theft. Children and teens are at risk of exploitation while adults face identity theft and fraud. When you receive a notice that you won a million dollars in the Australian Lottery even though you never played, it is not likely. If it sounds too good to be true, it probably is.



Social networking is a great way to communicate, find old friends and keep in touch with people, but it should be used responsibly when posting personal information for the world to see. When you tell your network of friends you are far away from home, it also notifies many friends of friends you do not know that your home is vacant. Know where you and your children are in cyberspace and with whom you are dealing.

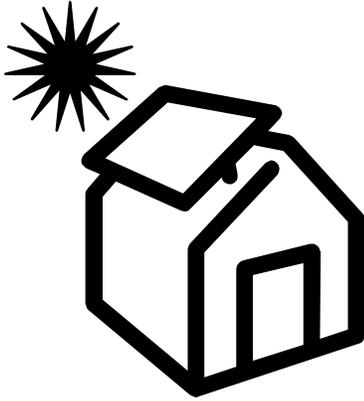
The beginning of the year is a good time to restock your home emergency preparedness kit with water, non-perishables, first-aid kit, etc. Change batteries in your smoke and carbon monoxide detectors, flashlights and radios. Check the emergency kit in your vehicle and include water, flashlight, duct tape, flares and a good spare tire. Review your fire emergency plan with the family.

Stolen Auto Between November 26 11 AM and November 27 12 PM in the 4400 block of Underwood St. a 2003 Dodge Caravan was stolen from in front of the residence. The Metropolitan PD recovered the vehicle on November 28 in NE Washington. No suspect/s was located. The investigation is ongoing.

Stolen Auto Between November 27 5 PM and November 28 8 AM in the 4200 block of Van Buren St. a 2001 Volvo was stolen from in front of the residence. The vehicle was recovered by the PGPD on December 2. No suspect/s was located. The investigation is ongoing.

Theft Between November 10 8:30 AM and November 11 11:30 AM in the 6900 block of Pineway, the rear tag was stolen from a 2009 Dodge truck. No suspect/s was located. The investigation is ongoing.

Breaking and Entering On Tuesday November 29 at 12:30 PM in the 7000 block of 40th Ave. a witness observed several teenage males climbing through the window of a vacant home listed for sale. UPPD were notified. Prior to arrival the suspects exited the house and were leaving the area. The UPPD apprehended one suspect and placed him under arrest. A 14-year-old juvenile male truant was arrested and charged. No items were taken and only the side window was damaged. Follow up investigation is being conducted to identify the other suspects.



STEP-UP First Anniversary & Community Energy Fair

Saturday, January 28, 1–4 PM

STEP-UP marks its first anniversary at University Park Elementary School with a Community Energy Fair. The Energy Fair will feature activities for children of all ages, including “Uppie and Tuppie,” UP’s own flying squirrel puppets and efficiency masters, hands-on energy games and science activities and an assembly featuring the Energy Hog (see www.energyhog.org for more information).

The Exhibit Hall will feature home energy auditors and home performance contractors, renewable and high efficiency systems contractors, Compost Cab, solar partners and other STEP-UP partners, including the Department of Energy, Maryland Energy Administration, Pepco and the Alliance to Save Energy. Plus food, prizes, a chance to chat with your neighbors and a few remarks about STEP-UP.

Check out home energy workshops, such as:

- ◆ “Home Energy 101” including how to read your utility bill and options for reducing it
- ◆ How to do-it-yourself home energy tips including caulking and weather-stripping
- ◆ Efficient lighting and window options, including opportunities to sign up for bulk purchase discounts
- ◆ Pepco’s “smart meters” and peak load reduction programs
- ◆ Renewable and high efficiency systems
- ◆ Bulk purchase opportunities for efficient windows and lighting
- ◆ How you can benefit from efficiency partners such as OPower, EarthAid and others
- ◆ Composting

STEP | **UP**
SMALL TOWN ENERGY PROGRAM
FOR UNIVERSITY PARK

To learn more, contact **Suzanne Parmet** at
240-695-3991 or energycoach@upmd.org,
visit www.mystep-up.org to join **STEP-UP**.

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November 21 Council Meeting Highlights

Present were Mayor Tabori; Council Members Brosch, Gekas, McPherson, Carey, Toscano, Cron, Bradley Chacón, Town employees Police Chief Wynnyk, Town Attorney Ferguson and Town Treasurer Baden.

Public Comment

Town resident Mr. Ed Lee asked Mayor Tabori when the Town would conduct a traffic survey. Mayor Tabori said a survey was difficult to carry out while the school is on winter break. He said the Town would carry out the survey in January, depending on snow conditions.

Ms. Linda Verrill raised concerns about leaves being raked directly into the roadway and the curbs and gutters despite multiple notices and requests not to do so. She pointed out that the leaves would be washed into the storm drains, clogging the drains and streams. Mayor Tabori said he places notes in the Town newsletter on this topic. Ms. Verrill said that nearby communities place placards and signs beside the road and suggested this might be effective. Ms. Melody Lawrence, a Town resident, noted that much of the leaf blowing into the street seems to take place by landscapers hired by Town residents.

CM Bradley Chacón said someone illegally dumped 13 tires on a neighbor's yard. A police report has been filed.

Ms. Arlene Christiansen, a resident of 44th Avenue, said her section of the street is running short of parking spaces. She also said there was a very noisy party held on U.S. Route 1 recently, and the responding officer was unable to take action because the University Park noise ordinance does not specify a decibel level limit.

Department Reports

Mayor Tabori reported unhappily that the Washington Suburban Sanitary Commission (WSSC) is going to have to dig up a recently paved section of Beechwood Street on the western side of Town due to tree root infiltration into the sewer line. Mayor Tabori asked that a meeting be scheduled for the Tree Committee before the end of the calendar year. He asked Council members to consider recommending new members. Mr. Steve Cook, a Town resident, said he would be interested in serving.

Mayor Tabori said the Town has a surplus of just under \$90,000 from the 2011 fiscal year.

Chief Wynnyk said the department received a grant and has purchased the e-Ticks system. This device is an electronic scanner for driver's licenses and automates filling in the ticket forms for the officer. A school bus safety grant has been received in the amount of \$8,000 and the money is being used for officer overtime to patrol for speeders. A new patrol car has been received and outfitted for duty. A stolen bicycle that was never claimed has been outfitted for a bicycle patrol officer. The license plate reader system is driven through Town once a day; there have been a few stolen cars identified.

The department will participate in the Shop with a Cop Program in partnership with the Hyattsville Police Department. This program allows children in need to have the chance to buy toys for the holidays.

Mr. Baden said the Town audit report would be presented to the Council and the Mayor at the December 7 meeting. He reviewed the October financial statement. Mayor Tabori said that a bill for 44% of the street repair work has been received.

Continuing Business

The Maryland Municipal Public Works Association Public Works Mutual Aid Agreement, Adoption Motion to approve the Mutual Aid Agreement with Maryland Municipal Public Works Association to insure that all municipalities that assist during an emergency can receive MEMA and FEMA reimbursement if available, to adopt in substantially the form attached. Motion approved 7 to 0.

Policy, Rules & Municipal Structure Committee Report And Recommendation To Council (Committee findings on proposed Charter Amendment 11-CR-02 and Ordinance 11-O-06) CM Toscano, Chair of the Committee, made her report. She said the Committee voted as a body to recommend adoption of Charter Amendment 11-CR-02 and Ordinance 11-O-06. The report from the Committee will be available for public review on Tuesday, November 22. CM Carey said he would recommend that the Council take up the issue as four separate motions. CM Carey, Attorney Ferguson, and CM Bradley Chacón discussed the timeline and procedures for voting. Attorney Ferguson said the Council has given sufficient public notice on the legislation. She recommended that the form of the final vote be put in writing before the public. Mayor Tabori recommended that the Council vote in principle on December 5 and

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take a final vote on December 19. A Town resident, Ms. Melody Lawrence, was concerned about the process and asked why the Council and Mayor feel the need to make these changes. She said she was strongly opposed to this vote without a Town-wide election. Mayor Tabori and CM Bradley Chacón discussed the concerns with Ms. Lawrence.

Update And Council Discussion On Cafritz Property/ Whole Foods Mayor Tabori provided an update on the Cafritz meetings he has been attending. He said a general agreement is emerging among the surrounding municipalities. The most important items are traffic, a traffic bridge across the CSX tracks to tie into Techway and storm water management. Mayor Tabori noted that the current traffic study is inadequate. No midday traffic studies have been conducted, which is important for understanding the impact of specialty grocery stores. He said that Dr. Muktari's analysis is that the fully built-out development will contribute 25,000 to 30,000 additional car trips per day by 2040. Mayor Tabori emphasized that the traffic bridge across the CSX tracks is absolutely critical to provide relief to the U.S. Route 1 chokepoint.

Storm water management is equally important. The work being done upstream at 9-Ponds will not benefit Riverdale Park if the Cafritz property discharges its water into Wells Run.

There are ancillary issues more specifically of concern to University Park. The intersection at U.S. Route 1 and Van Buren Street cannot become the east-west conduit for traffic into and out of Cafritz. A traffic demand management plan must be implemented. The cost of the necessary traffic study may range from \$20,000 to \$100,000. By 2020 the development will be functionally complete. The traffic study needs to encompass intersections, University Park cut-through traffic and a post-development assessment.

Attorney Ferguson explained how the covenant process applies restrictions to a property that remain in place, even if the property ownership changes.

Mayor Tabori said that the Council might wish to send their input to the Maryland-National Capital Parks and Planning Commission (M-NCPPC) via a letter. He asked the Council for guidance. CM Carey referred to the Council's draft position statement. The Council and the Mayor discussed the details of the position statement.

Mayor Tabori said the Town's effective position was either support with conditions for a Mixed-Use Town Center (MUTC) zoning or support with conditions for a Mixed-Use Infill (MUI) zoning. Riverdale Park will object strongly if University Park takes the MUI zoning position. The non-negotiable position for University Park is the traffic bridge over the CSX tracks.

Attorney Ferguson explained that a desired condition on the detailed site plan (DSP) is that the MUTC plan would be open to public comment and review, which is a different process than is normally followed for MUTC zoning. An MUTC zoning is normally within the oversight of the municipality, in this case Riverdale Park. Ms. Stephanie Stulich, a College Park Council member, said College Park would take up consideration of the Cafritz property zoning request the following night. College Park is also evaluating the differences and implications of MUTC and MUI.

Town residents weighed in with their views. Several residents noted that an additional option is to continue the present zoning for the property, which is R55 single-family homes. Other residents were in favor of the development.

Mayor Tabori summarized the three critical discussion points: Which zoning choice, between R55, MUTC, and MUI; during which construction phase does the traffic bridge have to be installed; when do the traffic studies need to take place.



November 28 Special Session on Cafritz Development Highlights

Present were Mayor Tabori; Council Members McPherson, Toscano, Carey, Bradley Chacón, Cron, Gekas, Brosch.

Mayor Tabori explained the meeting focus is Cafritz Development with Motion on Cable Comcast at the end of the Agenda. CM McPherson asked why this issue was missed if the deadline is December 1.

Council Discussion of Cafritz Property Position Statement

Mayor Tabori stated that the meeting objective was to issue a Town position letter with supporting material regarding the Cafritz proposed development. He called

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for an additional meeting on the following Thursday, December 1 at 7:30 PM at University Park Elementary School. The December 5 meeting would be another opportunity for discussion if something changes over the next 4-5 days. Ms. Susan Lareuse of the Maryland-National Park and Planning Commission requested University Park's recommendations be submitted by November 29. The Mayor stated he would insist that UP and other municipalities be allowed time to submit recommendations later in the week as a supplement. Mayors of municipalities conversed and are seeking common language particularly on recommended conditions of approval. If a reasonably common position emerges the Towns will issue a common letter to Park and Planning.

Mayor Tabori explained that the Town must make 2 decisions: where we will end up fundamentally and the Town's specific recommended conditions for the December 15 Planning Board meeting. The Planning Board would likely vote 4-1 vote to move the Cafritz proposal forward. It would then go to District Council where a final decision would be made. The Mayor stressed the importance of the Town having our conditions on record for the December 15 hearing because Park and Planning can only act on what is in the record.

The position letter must clearly and carefully state our position, detail by detail. The Council and UP citizens have put great care and effort into understanding this development proposal. We need to be sure our concerns are very clearly addressed. The Mayor stated that it is the Council's job to decide our fundamental position, but he was recommending that the Town issue "conditional approval" and not "approval with conditions." If the Council disapproves, then the Mayor stated he would still want all the issues we are concerned about in the record.

CM James Gekas asked what the difference was between "conditional approval" and "approval with conditions" to which the Mayor responded, "if conditions are not met, then we go into opposition and the 3 other towns are either dead on in agreement with us on those issues or very close on those issues." The Mayor stated that he thought the project had improved from the beginning and that the Towns and the public input had a lot to do with that. We need to keep that pressure on through the District Council level where the real and final decision will be made.

CM Carey stated he believed it important for all to speak in concert, and yet it is necessary to discuss the haste with which the rezoning proposal is moving forward.

The Mayor introduced the Cafritz Development Team present at the meeting: Attorney Chip Reed, Ms. Nancy Randall, their traffic expert consultant and Jim Voelske, architect.

The Mayor opened the meeting for public comments and limited the time for public comment.

UP resident Victor Stone said he was opposed to the speedy procedure of the rezoning and believes that the process has procedural defects that hasn't afforded people time needed to see what is going on. He stressed that the Town is not expert in evaluating commercial development, but has served well as the guardian of R-55 zoning for 75 years protecting its residents and quality of life in terms of air, noise and commercial establishments through its zoning controls. He wants the position paper to stress that the site is R-55; that when we bought our homes it was because it is R-55 and changing this zoning is not justified by the developer's interest in making money. He also stated that the MUTC (Mixed Use Town Center) plan is a sham given that Riverdale Park never has had a true town center.

UP resident Jayson Amster stated that the strongest statement that the Town could make is a clear no with precise details as to why. The motivation behind this development is the fact that Cafritz and the County need money—the development is about money and about the community. The only positive statement they can make for the community is that they offer a fancy grocery store that has a lease, but the lease won't last as long as the mixed use zoning. He added that the county executive needs a feather in his hat and needs to say we have a great Montgomery County grocery store. The developers offer no other credible arguments for rezoning except a grocery store.

UP resident Clark Weaver said that as an atmospheric scientist he is most concerned about pollution on Route 1. According to scientific reviews and studies there is a high correlation between many medical problems, especially among children, and living in close proximity to highly congested roads. They are more likely to have asthma, cancer and heart problems; air pollution is

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linked to shorter life span, etc. Those living on the main road are twice as likely to suffer from lung and heart disease. The issue for Route 1 is nitrogen dioxide and PM 2.5 aerosols getting lodged in the lung which are linked to cardiac arrest. Smaller particles do even more damage and are not regulated by the EPA. He asked what the current traffic level was on Route 1. The Mayor said 25,000 vehicles per day. Mr. Weaver said that falls within the category of traffic levels found to cause the worst health effects based on the studies he's looked at.

UP resident Steve Cook stated he did not think the Cafritz plan was viable where the site was hemmed in on three sides. If the Town does not reject the proposal completely, then it should at least impose strict demands and conditions.

UP resident Sue Wagner commented that the proposed density was out of scale with the infrastructure and access to the site. A bridge would only add a second funnel to the current traffic conditions. She emphasized that there must be as substantial reduction in density.

UP resident Arlene Christiansen added her concern that enforcement of design requirements may be short-changed or overlooked when Prince George's County is under funded and understaffed and thus limited in its ability to inspect and enforce penalties against building violations that occur. Also, the developer has money to pay the fines with the result being that the community's demands will be left unmet by unenforced building requirements. She was concerned about the loss of an area for residential housing and the development pressures upon schools and long-term effects on children living in Calvert Hills.

UP resident Randy Davis, an architect, pointed out environmental concerns with the preponderance of surface parking stating her opinion that this Whole Foods design does not reflect the best in Whole Foods sustainable designs. As is, she believes it is a bad design. She emphasized the lack of current traffic studies and unknown potential effects of doubling traffic on Route 1 including safety, car vs. car conflicts, access for emergency vehicles, concern about the bridge structure and its actual mitigating effect on traffic when we lack current traffic studies. The quality, placement and physical dimensions of the structure must also be evaluated to prevent construction of a structure that could turn out to be an embarrassment or which may have an undetermined traffic miti-

gating effect. We need time for study and input. County Council will vote to amend certain processes. The Town Attorney, she said, also explained that this process is a "new animal for everyone." Ms. Davis was concerned about drafting conditions about which we have incomplete information and therefore cannot understand the burdens being placed on our community.

Jayson Amster: Conditions you talk about are not enforceable. When zoning is approved, as conditions they are not enforceable. A fine may be paid. True? Mayor Tabori explained that conditions could be made as covenants running with the land that are enforceable.

UP resident Sarah Starrett stated that MUTC is completely inappropriate in a land-locked area where there is none of the infrastructure such as streets and sewers that are usually present in a Town Center. The Cafritz site is not the center of anything. The zoning code authors for this site did not intend a sprawling suburban center. Second, a bridge would be required if you were to build a dense mixed-use town center. It's not in place right now. If Cafritz truly wants to have that infrastructure, then it should be built from scratch at the outset and they should build a real town center. She was concerned that 5-10 years down the road the taxpayers may not want to pay for it. Smart growth development should be closer to the metro; there are places where this could be done. She said that if the Town and other municipalities are to support this, they must require corresponding infrastructure to support it. However, she urged the Council to oppose the plan.

UP resident Margaret Black said she supported all the statements already said. She urged the Council to demand stringent requirements and to simplify the position they are taking in easy to understand 1, 2, 3 points for the public who does not have the time to research more.

The Mayor suggested the public give their input in two ways, first by submitting a letter stating your position for or against the Town's adopted position statement and submit to Park and Planning as well as submit to the Town and we will double enter it into the record. Second, the public can testify at the December 15 hearing. Also the public may send letters to County Council Member Eric Olson. Any communications to Eric Olson must go to the Council Clerk. County Council Member Will Campos may also receive communications, as this

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development will impact one of his constituencies, the City of Hyattsville.

UP resident Susan Dorn stated that it took her 15 minutes to go one half mile on Route 1 today. She inquired why Cafritz seeks rezoning now after 60 years. She stated that their Fort Totten development is not going well. She said that their parking lot proposal resembles a suburban sprawl lot with a parking lot that teases you to come in to the site. She stated her concern that even if a bridge were built it might be a bridge to nowhere. Even with conditional approval of the proposed development she questioned whether the bridge would make any difference at all, but instead would end up burdening taxpayers with a 20 million dollar bond. She urged the Council to vote no so that UP can have leverage. She stated that "Conditional Approval" would not guarantee covenants as planning boards do not impose covenants; they have to be freely given.

The Mayor said another meeting at 7:30 Thursday would take place to finalize this and the announcement would be on our website and news bulletin. He invited people to send their email comments before Wednesday noon if possible.

CM Carey said the Council needs to discuss the draft position/condition statement to determine if the Council agrees on the positions stated and then move to final approval.

CM Carey stated that in September the Council as a whole did not take a specific endorsement or opposition position on the development. Rather, the Council engaged in a discussion of specific issues. He asked the Council if the draft statement still captures Council consensus. CM Cron said that much has changed over the past months. Earlier the issues seemed more cut and dried. The project has mutated. We need to go back to the drawing board; we don't want to be hoodwinked. He said the Council needs to reach a more important consensus.

CM Gekas said he finds it harder and harder to give up the burden of proof lying with the developer. He stated he did not understand why the community should give up its legal right to R-55 zoning and that we should stop right there. He said he couldn't understand why we must go so quickly. He explained that his obligation is to represent and focus on the UP community. He said the

proposal seems to lead to a Tyson's Corner effect. He stated that we should drop the mixed-use change completely and that UP is adopting that position to accommodate other towns. He said that the Town needs more time to receive information and asked Mr. Reed to provide a current traffic report. He specifically asked Mr. Reed if traffic would double.

Cafritz traffic consultant Nancy Randall explained that the traffic study would focus on specific areas during a 24-hour average period and that Route 1 average traffic volume has been measured for years. At one point on Route 1 near Amherst, the average daily volume of cars was 25,900 cars per day and she explained that this count was taken in October when schools are in session. She stated that the proposed development's impact would be less than 30% if we take no reductions for traffic mitigation such as the CSX crossing. There would not be a doubling of traffic. Traffic that is already on the road for shopping is not calculated, so you do not double that count. Most volume would be between 6 AM and 9 PM.

CM Gekas explained that the projected increase of 24,000 cars per day would more than scare the average person.

Ms. Randall explained that the 2009 study provided projections for 2040. Their projected analyses were in 2008 prior to the recession. Also the study took no reductions for a pass-by crossing. She believed that with the bridge the changes would be a wash, but that Cafritz would conduct a full-blown study before phase 2. CM Gekas said that the full-blown study is needed now. Mr. Reed responded that it would be done before Phase 1 sometime before February. CM Gekas asked why Whole Foods never shows up at community meetings to allow the community to query them and stated that the Council would like to talk to them directly.

CM Cron said the Council needs to know specifics such as how many deliveries per day; the noise levels and at what time of day residents will hear the noise. Mr. Reed said this was a typical question made at site plan stage and that it was not uncommon to establish specific conditions related to deliveries. He said he heard the frustration about the noise concern, but it is early to be talking about delivery hours. CM Cron explained that such information was needed in order to make an informed decision now rather than wait until after it's done and

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Mr. Reed responded that the process prior to the permit stage would allow for this. CM Gekas stated that by that point the rezoning would be achieved which is why the developer should carry the burden of providing such information now.

CM Brosch asked what would happen if the traffic study proves the worst. His concern is that the fast pace of the process deprives the community of needed factual information. Mr. Reed stated that if the traffic study doesn't support the adequacy of the proposal then Cafritz would not be able to go forward. Each test gets tougher as we go down the road.

CM Cron asked if this would amount to a trigger. Mr. Reed said that if he was referring to the covenants, then the Planning Board couldn't order the developer to do them, but that covenants are a normal part of the process.

CM Carey asked that there be a correlation between the traffic studies and density. Traffic is a huge concern. Mr. Reed stated that Cafritz would be willing to accept a traffic cap. Mr. Reed was asked if Cafritz would back out certain types of units if the traffic caps were exceeded. For example, the previous traffic study in 2008 did not encompass East Campus. Ms. Randall responded that the study did consider and put a number in for part of East Campus. She said the expected traffic increase is 30%, but if the base number goes up due to mitigating projects, then this number will go down. CM McPherson asked if when that study was done it considered the Cafritz site as an R-55 zone. Ms. Randall said that the assumption was that this covers the underlying zoning.

College Park Council Member Stephanie Stulich said she has studied this data carefully and the traffic study 2014 projections are additional traffic based on current zoning, but it did consider other developments that are happening now.

His estimate was that traffic would increase to 44,200 trips by 2014—a 70% increase even without the rezoning. Her constituents complain about current traffic levels and that this issue is their top concern. The 30% figure is a percentage of the future traffic not of the current traffic levels. An 11,300 increase by current traffic estimate—that's a 45% increase from rezoning without a bridge. The bridge might reduce from 11,300 down to 6,000, leaving a 25% increase.

Traffic consultants hired by developers make the numbers look acceptable.

CM Toscano asked what her current view was on MUTC vs. MUI. Ms. Stulich said she was still thinking about this and is concerned about what the future input the broader community would have into this process. Current MUTC rules require a 4/5 vote of Planning Board without appeal to the District Council. Riverdale Park Mayor Archer agrees we should have revised rules. Ms. Stulich wanted to review the proposed rules word-by-word. She stressed that the community needs a process that enfranchises us. Because traffic is not something considered as part of a normal MUTC zoning request, the suggestion is that the community should not worry about this now until it comes up for consideration later down the road. She said she is not willing to not worry now. Without guarantees to protect the community's interest, she stated that we should not support rezoning. She stated that College Park would take up the issue on December 6. She stated that the first building permit should not be allowed until the bridge is committed to and stated that if conditional approval is recommended, then she hopes we get the words right to assure the protections for the community. She said that many people are saying just say no.

CM Carey explained that College Park had proposed 16 conditions. He then asked Mr. Reed about his letter to the Planning Board, specifically referring to page 7 and bridge access. He stated that his sentence stating that the access bridge "while not technically required to achieve a finding of adequacy was viewed as an important long-standing community benefit." The statement gave him heartburn because the bridge is one of our "must haves." Without that people on the other side of the tracks can't get into the site. Mr. Reed said that if the letter shows lack of commitment, this was not intended. Saying "not technically required" is true as a legal matter, but Cafritz would still proffer the construction of the bridge and would agree to a covenant.

CM Bradley Chacon asked under what circumstances would Cafritz make their proffer to which Mr. Reed responded that the proffer has already been made. CM Carey asked that Mr. Reed clarify the timing of the bridge proffer.

Mr. Reed explained that the developer must be able to make a financial go of the crossing and that he could not

TOWN COUNCIL MEETING

say that Cafritz can build the bridge tomorrow. The timing would relate to projected sales of the town homes. There must be a revenue generating precondition and they can't build a bridge all by itself. but perhaps 2 to 3 years. He asked that he not be held to this estimate.

CM McPherson asked how sellable the units would be along the railroad tracks. Mr. Reed stated the design would be modified to move the town homes closer to Woodberry St. Mr. Reed said the answer would relate to the multi-unit buildings being more commercially viable. Commercial buildings could attenuate that noise better than a single family home. CM Cron referred to the University Town Center where, of 117 condos, to date only 80% have been sold. He asked why you think you can sell more than an area with 11 different ways to get out.

Attorney Ferguson stated that the time frames Cafritz presents relate to the selling. But a condition may be proffered that the time frame be prior to the issuing of building permits. The Mayor suggested eliminating phasing and providing a schedule, a sequence of building. The sequence will help us understand how the triggers might work successfully or not successfully. The Mayor said he did not have a good sense of the street grid. A street grid could be made as a condition.

The Mayor said he would reject the proffer for a shuttle bus because it does not fit in with any of the thinking and conversations about developing a full transit grid interrelated to the Purple line. The shuttle proffer could be a waste of planning energy. UP has received a grant from the Department of Energy that would allow for transit planning in our region and to create a circulating bus. He added that Cafritz should be required to make a real commitment to a TDM. Their plan is not a true transit oriented design. It needs to transform into a true TOD. The Town would not spend \$100,000 for study and development of circulating buses without a real commitment from Cafritz.

CM Carey stated there were 2 other items to discuss, including how the proposed MUTC would be a blend of the Mixed Use Town Center and Mixed Use Infill. Mr. Reed said the detailed site plan (DSP) process will be the same. Ms. Ferguson asked if anyone was writing that up saying there is nothing in black and white on this issue. Mr. Reed said his letter gives the standard DSP process. The Mayor and Attorney Ferguson said the DSP needs more on this.

CM Carey asked for a more detailed description of the surface parking proposal. For example, in four sentences they could state if there would be a grade, if cars would be visible from Route 1 and if there would be an effort to preserve some of the existing trees.

The Mayor asked Mr. Reed to solve these issues and present them in writing by Thursday.

Request For Formal Cable Franchise Renewal Negotiations From Comcast: To Determine Cable Related Needs And Interests; The Process Shall Include Public Notice And Participation; And To Authorize The Mayor To Send A Letter Notifying Comcast Of This Action Motion in response to a request for formal cable franchise renewal negotiations from Comcast, to continue with commencement of a proceeding under 47 USC 546 to determine cable related needs and interests. The process shall include public notice and participation and allows the Town to participate in joint negotiation with other local government franchise authorities. The Mayor is authorized to send a letter notifying Comcast of this action. This resolution shall not affect any other rights available to the Town under federal or local law. Motion approved 7 to 0.

The meeting adjourned at 10 PM.



December 5 Council Meeting Highlights

Present were Mayor Tabori; Council Members Brosch, Gekas, McPherson, Carey, Toscano, Cron, Bradley Chacón; Public Works Director Mickey Beall, Town Attorney Ferguson.

Permits

Application to Construct a Wood Deck with Steps and Replace Existing Driveway and Apron, 6820 Pineway

Motion to approve constructing a wood deck with stairs 12' x 42' and replace existing 10' x 85' driveway & 22' x 42' apron located at 6820 Pineway. Applicant addressed the Council and the Mayor to explain his project. Motion approved 7 to 0.

Department Reports

Mayor Tabori said that the issue with the Washington Suburban Sanitary Commission (WSSC) sewer pipes under the newly paved portion of Beechwood has been resolved. WSSC will reline the pipes, instead of digging

TOWN COUNCIL MEETING

up the street to replace them. Mr. Beall said WSSC will need to dig up and replace sewer lines on 44th Avenue. The sewer connections to the homes will also be replaced.

Mr. Beall and a town resident discussed a broken Washington Gas Light manhole cover. The resident said the cover had damaged another resident's car. A town resident asked Mr. Beall to investigate a water infiltration problem at 6209 Pineway. Storm water is running under the new pavement and emerging where a large red arrow has been painted on the pavement. Mr. Beall said this was the first he had heard of the problem, and promised to investigate.

A resident asked Mr. Beall what happens to the collected leaves. Mr. Beall said the leaves are first moved to the asphalt "leaf pad" next to the tennis court at the end of Wells Parkway. From there, the leaves are loaded into the packer truck and hauled to the City of College Park's public works department. College Park has the facilities to compost the leaves into mulch. Disposing the leaves at College Park is less expensive than trucking the leaves to the County disposal center. College Park then sells the mulch. A resident asked if leaf mulch or compost could be made available for Town residents in University Park at no cost. CM Carey asked Mr. Beall to bring the Council recommendations on how the request for mulch could be addressed.

Ms. Verrill asked questions about raked leaves being washed into the stream. Mr. Beall and Ms. Verrill discussed ways to encourage neighbors not to rake their leaves into the street gutter. Mr. Beall said that leaves that are raked into the gutters cause problems with ice, snow plowing, and can potentially clog the storm drains.

Continuing Business

Cafritz Property Public Comments Mr. Richard Scorza, a resident of Underwood Street, expressed his surprise that the Town would consider a "yes, but" position with respect to the Cafritz proposal. He asked the Town to consider voting no to the rezoning request. He said that the zoning application should be denied as there is no need for a development with this density. He pointed out that there is excess commercial and residential capacity at University Town Center that required a bank takeover. Mr. Scorza added that the project would remove a forest and install a heat island.

Mr. Jayson Amster, a resident of Pineway, requested that the Town have privacy from the silent, solemn, black suit-clad presence of the seven-member Cafritz team during the community discussions. He asked questions about the status of the request for a continuance of the Planning Board hearing. The technical report from the County planning staff was received in less than the 14 days required by law. The staff report was released on 12/2; the hearing is scheduled for 12/15. He raised concerns about the traffic situation, the railroad crossover bridge and the staff report's lack of meaningful consideration of the traffic impact.

Mr. Mickey Lucas endorsed the views expressed by the other Town residents. He raised the concern about the bridge over Wells Run at U.S. Route 1, at Wells Parkway. The bridge is greatly eroded and requires replacement. He has not heard any plans from the State Highway Administration to replace that bridge.

Ms. Randy Davis, a resident of Underwood Street, raised questions about the traffic service levels on U.S. Route 1 and expressed concerns about the Mixed-Use-Town-Center (MUTC) zoning proposal. Mayor Tabori explained the differences between the different possible types of zoning.

Ms. Arlene Christiansen, a resident of 44th Avenue, noted that the hiker/biker trail is proposed as a roadway entering into Calvert Hills. She raised the alarming point that applications Town residents are filing to become a person of record at the Planning Board hearing are disappearing. Officially only 10 residents are on record as having filed and Ms. Christiansen personally knows of numerous residents who have filed applications that have not been listed. Mayor Tabori said he had not been aware of this problem, and that people can register as a person of record on the day of the hearing. Ms. Christiansen said that people feel disenfranchised because County Executive Rushern Baker is presenting the rezoning as a "done deal."

CM Cron asked Mr. Reed, the lawyer representing the Cafritz property owners, who would design the property. He was curious about Riverdale Park's extensive involvement in the design. Mr. Reed said that Riverdale Park engaged a planner who provided guidance and suggestions on aspects of the design.

TOWN COUNCIL MEETING

Mayor Tabori, Town Attorney Ferguson and Attorney Reed discussed the 14-day requirement for issuing a staff report in advance of the Planning Board hearing date. Mayor Tabori said the Town's intention is to ask for a continuance if that is a legal possibility in this situation.

Mayor Tabori reported on a meeting held earlier today with State Senator Paul Pinsky, Delegate Justin Ross, Mrs. Jane and Mr. Calvin Cafritz, County government representatives Ms. Lisa Jackson and Mr. Brad Frome, Ms. Imhulse, College Park Council member Ms. Stephanie Stulich and College Park Mayor Andrew Fellows. The core discussion point of the meeting was the railroad bridge, specifically the funding and an escrow account. No final resolution was reached in the discussion. The property owners said they would not bear the entire cost of the bridge and that public money would be required. The representatives for the County government said that without clear knowledge of the gap between the \$3 million dollars in funding offered by the property owners and the eventual total cost, the County government could not commit funds.

In light of this discussion, Mayor Tabori recommended that the final University Park Town Council vote be postponed until Friday December 9 at the latest, to give the interested parties time to digest the outcome of today's meeting and to possibly continue the discussion. CM McPherson said that nothing in today's meeting was a surprise or anything that was being heard for the first time. Mayor Tabori said a postponement of the Council vote would allow the negotiations to continue. Attorney Ferguson clarified for the Council member and the Mayor that voting no on the zoning proposal would remove the Town of University Park from further participation in negotiations and conditions.

CM Gekas said he had met with CMs Carey and Bradley Chacón to draw up additional language to add to the Town's letter. Mayor Tabori discussed the proposed changes with the Council.

Resident Susan Dorn asked if the cost of shutting down the CSX line was considered in the build-out costs. She noted that a railroad bridge in Pennsylvania on a railroad line much less busy than this one cost \$1,000,000 per night, and required three nights of shutdown.

The Council and Mayor Tabori discussed the differences

between a position paper and a statement of conditions. CM Bradley Chacón recommended that the traffic studies and the caps be ongoing. Mayor Tabori and the Council members discussed where to move sentences between the conditions and the position paper.

CM Carey brought up the point of balancing density and site design. He proposed an absolute cap of 90,000 square feet of commercial retail space until 1/1/2029, to be lifted only if a bridge is constructed and a trip cap is in place. The Mayor and the Council members discussed the pros and cons of absolute caps, and the tradeoffs between specifying a dollar amount to be invested in the bridge versus a percentage of the construction costs.

Mayor Tabori, Attorney Ferguson, and the Council members discussed a date and time for an additional meeting. The next Council meeting as a special session will be held at University Park Elementary School at 7:30 PM on Thursday, December 8.

The meeting adjourned at 10 PM.



December 8 Council Meeting Special Session on Cafritz

Present were Mayor Tabori; Council Members Brosch, Gekas, McPherson, Carey, Toscano, Cron, Bradley Chacón; Town Attorney Ferguson.

An Executive Session will be Called to Consult with the Town Attorney to Consider Matters Concerning the Cafritz Development Proposal and Discuss Matters that are Related to Negotiations and/or Conduct Collective Bargaining Negotiations Motion to approve closing the meeting to consult with the Town Attorney to consider matters concerning the Cafritz Development Proposal A-10018 and discuss matters related to negotiations and/or collective bargaining negotiations. Motion approved 6 to 0 (Ms. Toscano had not arrived in time for the vote). The Council entered into executive session at 7:05 PM and left executive session at 8:05 PM.

Continuing Business

Council Discussion on Cafritz Property A-10018, Statement of Position and Conditions Mayor Tabori asked the Council to consider a motion for a continuance of

TOWN COUNCIL MEETING

the scheduled Planning Board hearing. The staff report from the Maryland-National Capital Parks and Planning Commission (M-NCPPC) was released a day later than legally required to hold a Planning Board hearing on December 15. Attorney Ferguson had drafted the appropriate letter, which Mayor Tabori reviewed with the Council. Mayor Tabori thanked Mr. Jayson Amster, a resident of Pineway, for bringing the matter to the attention of the Council.

Motion to Approve Sending a Letter to the Planning Board, Requesting a Continuance of the Planned Hearing on Zoning A-10018, Cafritz Property Motion approved 7 to 0.

Attorney Ferguson provided a summary of the zoning request and the discussions surrounding that request. Attorney Ferguson said that what is before the Planning Board is to change the property's zoning from R-55 to MUTC, and to extend the existing Riverdale Park MUTC zone to incorporate the Cafritz property. A rezoning request does not normally engage in the level of detail seen in this zoning application.

There is a constraint on the level of certainty the law will allow under this process. However, there is not a constraint on the level of certainty that can be obtained by agreement among the interested parties. On that basis, the applicant's attorney, Mr. Chip Reed, has made profers of conditions. In addition, the University Park Council has identified several conditions that the Town views as absolutely necessary, including the CSX railroad bridge to provide additional access to the property.

Attorney Ferguson continued on to say that the Council has in front of it for their consideration a first draft of a letter identifying the Town's conditions. Attorney Ferguson said that this does not mean that the Council has made up their minds on the development. It means that the letter represents the best conditions that the Town can feel comfortable with. She said the Town has the alternatives of approval, approval with conditions, or disapproval of the zoning application. She noted that certain of the conditions are sufficiently important to the Town that a failure to reach agreement with the developer would result in a disapproval from the Town. Attorney Ferguson led a point-by-point discussion of the draft letter with the Council, Mayor Tabori, and Attorney Chip Reed participating.

On the matter of green roofs for the parking structures, the language was changed to indicate green roofs on parking structures or comparable coverage on other structures.

On the matter of refining the traffic study requirements, there was discussion of the transportation alternatives. The private shuttle at peak hours is aimed at residents living in the property. The circulator bus is to help people living externally to get into and out of the development. The key to transportation is to create an integrated transportation network. Attorney Ferguson said there is no existing Traffic Demand Management District (TDMD).

Mayor Tabori read the letter the Town had received today from the University of Maryland. The University of Maryland does not want the location of the access bridge over the CSX tracks to be definitively identified at this time. Attorney Reed said that the developers are considering three possible locations for the railroad crossing. One location is onto Rivertech Court in front of the ERCO building; a second location is to continue Van Buren Street through the property to exit on the backside of the ERCO building and a third potential location is to exit to the Physics Institute property.

Attorney Reed said the developer would commit to not having gas stations in the development, nor any car repair businesses.

CM Brosch asked for a topographic site plan. Attorney Ferguson said this was not normally shown until the Detailed Site Plan (DSP). Attorney Reed said the Tree Conservation Plan (TCP) and the preliminary site plan would indicate some of the grading contours. They discussed preserving specimen trees, and the possible requirements for some retaining walls.

CM Cron raised questions about signage standards. Attorney Reed said the MUTC has quite restrictive standards. Attorney Ferguson said she would review the pertinent section(s) of the MUTC.

Attorney Ferguson and Attorney Reed discussed the LEED-ND standard in detail. Attorney Reed said the proposed development does not meet the standard for LEED-ND because the proposed development does not have a high enough density. The developer also

TOWN COUNCIL MEETING

expressed concerns because the standards continue to evolve. The Council discussed the differences between LEED Gold and LEED Silver levels. The Council agreed to follow Riverdale Park's specification on this point.

Attorney Ferguson will review item 10 in the draft letter to develop a trigger for the condition. Item 11 in the letter requires further refinement. Item 13, the requirement for a traffic light and the traffic channelization shown on the development plan is a must-have requirement that will have to be covered by a covenant.

The traffic warrant study was discussed in some detail. The Council asked how soon one could be conducted. The development team reported that an initial meeting has been held with the State Highway Administration and a twelve hour traffic count has been performed. There is sufficient spacing from the nearest traffic lights to allow for a new traffic light at the Van Buren intersection. Attorney Ferguson identified this item as a central point that is critical for University Park's approval of the development plan. The development team said the traffic warrant would be submitted with the preliminary site plan.

Item 14, the CSX crossing, is a must-have, make-or-break requirement. Mr. Gekas emphasized this point, as well as College Park Council member Stephanie Stulich. There was general agreement on the Council that there should be triggers for traffic studies related to commercial development as well as residential development with respect to the CSX crossing.

The meeting adjourned at 10 PM.

OBITUARY

On Wednesday November 30 while cruising on the Mediterranean Sea, longtime University Park resident A. Frank P. Rubino passed away peacefully, surrounded by members of his family. He is survived by his wife of 64 years, Mary Agnes Massino Rubino; his two children, Mary Fran Rubino of N. Bethesda, MD and Carol Ann Rubino (John Patrick Dolan) of Bethesda, MD; and beloved grandson, Jack Dolan. He is also survived by four first cousins, Josephine Cuzzo Vagnoni of Silver Spring, MD, Amelia Cuzzo Bottalico of Hyattsville, MD, Guisepe Bove and Alfonsina Bove Pantalena of Acerno, Italy; many other cousins, nieces, nephews and wonderful friends.

TOWN EVENTS

Woman's Club Update on Cafritz Property

Monday, January 9, 11:30 AM

The University Park Woman's Club (UPWC) will meet at the Riverdale Presbyterian Church. The program will feature Jacqueline B. Chacon, UP Council Member representing Ward 7, who will provide an update on the Cafritz property development project. Sallie Holder, Public Issues Program Chair for the Woman's Club will introduce Council Member Chacon. Members and guests will gather for fellowship at 11:30 AM with lunch at 12. The program will follow the luncheon. Guests interested in membership or attending the meeting on January 9 need to make a reservation by calling Anna-Mae Kobbe at 301-277-0414 by Friday, January 6.



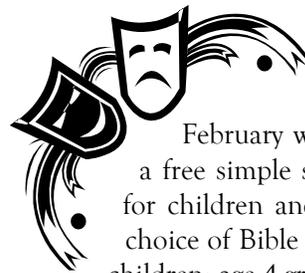
After 8 Book Group

Tuesday, January 17

The After 8 Book Group, which is open to all town residents, meets the 3rd Tuesday of each month. The January selection is *Alice I Have Been* by Melanie Benjamin. February's selection is Sara Blake's *The Postmistress*. For more info on the group, please call Laura Donnelly at 301-927-6550.

Live at Riverdale Presbyterian Church

Wednesday, January 18,
6 PM



Regular Wednesday programs for children and adults begin in January and February with a drama theme. Start with a free simple supper (6-7PM) and programs for children and adults (7-8PM). For adults a choice of Bible study or drama basics class, for children: age 4-grade 2, Improv Games; grades 3-6, Drama Skills both taught by Sara Nelkin, director of Impulse City (learn more at <http://www.impulsecity.com/index.html>). Concurrent group play for children and homework help supervised by Adult Educator and college youth. Please let us know if you will join us for this new, free program so we can count on you! Contact us through www.rivpres.org or by phone at 301-927-0477.

UPHPA Tour of Civil War Exhibits

Sunday, January 29, 2 PM

The University of Maryland's Hornbake Library has mounted two special exhibitions examining the Civil War in Maryland. *Women on the Border: Maryland Perspectives of the Civil War* focuses on the lives and experiences of ordinary women living in Maryland during the Civil War. The companion exhibition, *A College Divided: Maryland Agricultural College and the Civil War*, sheds light on participation by students and faculty of the then newly established college in our nation's bloodiest conflict.

All UP residents are invited to attend an archivist-guided tour of these two exhibitions. The tour begins in Hornbake's Maryland Room. Free parking is available on the 29th in the Regent's Drive parking garage, adjacent to the library. For more information, call Chris Garcia at 301-699-9124 or write to urbanipm@gmail.com.

UPWC House Decorating Contest

Sallie Holder and Rene McDonald, co-chairs UPWC House Decorating Contest, report that the following homes are 2011 winners. Congratulations!

Best Overall

- 1st Parish-Roerig Residence, 6902 Wells Parkway
- 2nd Lesiw-Dorn Residence, 7008 40th Avenue
- 3rd McLaren Residence, 6507 41st Avenue

Best Door

- 1st Whelton Residence, 4115 Woodberry Street
- 2nd Daberkow Residence, 6820 Pineway
- 3rd Crane Residence, 6402 Queens Chapel

Unique

- 1st Tornatore-Whitaker Residence, 4315 Clagett
- 2nd Turonis Residence, 6600 44th Avenue
- 3rd Dawson Residence, 4324 Clagett

Lost Pet Database



To register your pet, report a lost or found pet, please call Linda Verrill at 301-927-6743. Have your pets wear their tags or a microchip at all times so they can be identified.

Town Reminders

Snow Storms During snow storms, please consult the Town website at www.upmd.org or call Town Hall to find out if parking restrictions are in effect. If you have a driveway, park your car in it during the storm. This makes it easier for Town crews to plow and emergency vehicles to pass through the streets.

Please trim your bushes and trees if they overhang the sidewalk. If Town trees in the curb box present a hazard to pedestrians, please inform the Town, do not trim them yourselves.



Snow Removal All residents (including renters) are requested to remove snow from their private and public front sidewalks within 24 hours after the snow has stopped.

UP Bus Service Free door-to-door wheelchair accessible bus service is available for Town senior citizens and handicapped residents who would like transportation to doctors' appointments, shopping, banking, library or community center visits, club meetings or visits to a neighbor across Town. Reserve your pick-up and return times on weekdays before 1 PM. Small Town groups also may use the bus for occasional excursions. Please try to make bus reservations one week in advance so the driver's schedule may be arranged accordingly. Destinations should be within 5 miles of Town.

UP Landlords A rental license must be obtained by anyone intending to rent or lease a residence in University Park. All owners who reside in their home and rent to no more than one other person are exempt from the requirement. Rental licenses cost \$400 per year and provide a yearly inspection program for all licensed UP rental properties.

COMMUNITY CALENDAR



Riversdale

Events take place at Riversdale House Museum, 4811 Riverdale Road, Riverdale Park. For information call 301-864-0420 or email riversdale@pgparks.com to make a reservation.

Tasting The Past: A Chocolate Sampler, Saturday, February 11, 2 PM Bring your sweetheart to Riversdale House Museum to enjoy something sweet as your taste your way through 200 years of chocolate history. Learn about its beginnings in America as a spiced breakfast beverage and continue through to the confection we know today as you enjoy this guided tasting. This program is open to participants ages 21 and up. The fee is \$20 for residents of Prince George's and Montgomery Counties and \$24 for nonresidents. Capacity is limited and registration is required by February 3. As a bit of added info for UP, we can tell you we're currently looking at featuring a chocolate liqueur, hot chocolate, chocolate sticks and Belgian waffles with chocolate sauce. Participants will also be able to spice their own chocolate sauce!

College Park Arts Exchange

All events are free and take place at the Old Parish House, 4711 Knox Road, College Park, unless otherwise noted. Parking passes are available. Contact info@cpae.org or 301-927-3013 for more information.

Mandalas for the New Year January 7, 1-4 PM Create beautiful mandalas and focus your good intentions for the New Year with artist Sarah Garcia. \$10.

Taste of Zumba with Lee-Ann Doncevic Saturdays, 11 AM to noon, January 7-February 10 Get up to speed with the basics of this exciting fitness dance in an introductory level workshop setting. \$30 for the series. Please send your check and contact info to CPAE, PO Box 784, College Park MD 20741.

College Park Youth Choir and Vocetti Winter Community Concert, Tuesday, January 10, 7:30 PM The public is invited to this free event. Reception to follow. Open House for the spring semester will be held on January 31, 6:30 PM.

The Chromatics Friday, Jan 13, 7:30 PM Song and science mingle for this acclaimed professional a capella group, featuring NASA scientists. This series is sponsored in part by the City of College Park and the Prince George's Arts and Humanities Council.

Eric Maring in Concert Sunday, Jan 15, 3 PM Beloved local musician performs from his family-pleasing repertoire.

CPAE Book Club Friday, January 20, 7:30 PM Discuss literary nonfiction by women at the CPAE Book Club. January: *Dorothy Parker: What Fresh Hell Is This?* by Marion Meade.

Children's Arts Drop-In Program January 21, 10-12 AM and January 22 2-4 PM Arts Specialist Aaron Springer leads fun arts workshops perfect for children ages 3-8 with their parents. January 21 session takes place at the College Park Community Center, 5051 Pierce Avenue, College Park.

PLANNING BOARD HEARING

**January 12, 12:30 PM
Cafritz Property A-10018**

The hearing for the Cafritz Property rezoning application is scheduled to take place in the Hearing Room on the first floor of the County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro MD 20772.

The staff report and additional materials may be accessed at http://www.pgplanning.org/Planning_Board/Agendas/Long-Range_Agenda.htm If you have questions, contact Susan Lareuse or Jimi Jones at 301-952-3530. For hard copies, ask for Geeta Rivera or email geeta.rivera@ppd.mncppc.org.

To follow the Cafritz property as it progresses through the zoning and planning process, you may wish to become a Person of Record for Rezoning Application A-10018 and Conceptual Site Plan CSP-11005. The necessary form appears in this newsletter.

PRINCE GEORGE'S COUNTY PLANNING BOARD

DEVELOPMENT REVIEW DIVISION

REQUEST TO BECOME PERSON OF RECORD

Application Number (Required)

Application Name (If available)

I wish to become a party (person) of record in the above-named case. I understand that this will not be considered a valid request unless it is received prior to the close of the hearing record.

Name (Please print)

Signature

Street Address

City

State

Zip Code

Phone (Home)

(Work)

E-mail Address

Date

MAIL TO: Development Review Division
The Maryland-National Capital Park
And Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro. MD 20772
Phone: 301-952-3530

FAX TO: 301-952-3749

E-MAIL TO: Reyna.Kosla@ppd.mncppc.org



January 2012



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6	7
New Year's Day	HOLIDAY-No Trash Collection	Trash		Recycling	Trash	
8	9	10	11	12	13	14
	Yard Waste UPWC Meeting: Cafritz 11:30 AM Town Council Meeting 7:30 PM	Trash		Recycling Cafritz Property Hearing 12:30 PM	Trash	
15	16	17	18	19	20	21
	HOLIDAY-No Trash Collection Martin Luther King Jr. Day	Trash After 8 Book Group	Live at Riverdale Presbyterian Church 6 PM	Recycling	Trash	
22	23	24	25	26	27	28
	Yard Waste Town Council Meeting 7:30 PM	Trash		Recycling	Trash	STEP-UP Energy Fair, UPES, 1-4 PM
29	30	31				
UPHPA Tour of Civil War Exhibits 2 PM	Yard Waste	Trash		Recycling	Trash	

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 Fax 301-277-4548
 TDD 800-735-2258
 Website www.upmd.org
 Town Field Status 301-927-4262 x 600
 Town Bus Status 301-927-4262 x 601
 Mayor John Rogard Tabori mayor@upmd.org
 Town Clerk Amy Headley townhall@upmd.org
 Public Works Dir. Mickey Beall mbeall@upmd.org
 Energy Coach Suzanne Parmet energycoach@upmd.org
 Chief Michael Wynnyk upchief@upmd.org

Police
 Emergency 911
 Non-Emergency 301-352-1200
 Police Dept. Direct 301-277-0050
 Police Dept. Cell Phone 240-375-1077
 Chief Michael Wynnyk 301-277-0051
 Mayor Tabori home 301-779-6530

Town Council

Ward	Council Member	Phone
1	David C. Brosch	301-779-3168
2	James Gekas	301-864-2734
3	Susan E. McPherson	301-779-5249
4	Lenford C. Carey	301-864-1383
5	Tracey J. Toscano	301-927-9022
6	Michael Cron	301-277-4718
7	Jacqueline B. Chacón	301-277-1767

NEWSLETTER

Wednesday, January 4 is the deadline for the February 2012 issue. The *University Park Newsletter* is published monthly, except for a combined July-August issue. Newsletter submissions may be made via the correct monthly form at www.upmd.org. Questions and comments may be emailed to univparknews@gmail.com. The *Newsletter* publishes the milestones of current and former UP families (births, weddings, obituaries, graduations, awards, etc.) plus events of interest to residents. Political or commercial advertising is not accepted. Please send letters of opinion or Town suggestions to Town Hall. The *Newsletter* is online at www.upmd.org > Documents.

Subscriptions Former residents may subscribe for \$15/year by contacting Town Hall. Subscribers must renew each year before the month that their subscription ends. No reminders are sent. The address label indicates your renewal date.

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 ward3@upmd.org
 ward4@upmd.org
 ward5@upmd.org
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 ward7@upmd.org

