

7. PERMITS

A. APPLICATION TO REPLACE AN EXISTING SHED (Buffington & Badrak, 4109 Tennyson Road) Ward 2 *Note: old shed will be removed from the property*

Motion: To approve the application to replace an existing shed located on Lot 5, Block: 18, Section 5 B at 4109 Tennyson Road.

Moved by: Mr. Gekas
Yea: 7

Seconded by: Ms. Sorensen
Nay: 0 Abstain: 0

8. DEPARTMENT AND COUNCIL REPORTS

A. MAYOR'S REPORT ~ *Mayor John Rogard Tabori*

1. Street paving; installation of speed tables will be complete within 6 weeks.
2. Traffic Engineer; the selectee will be presented at the next meeting.
3. Pepco; Mayor Tabori reported that the walkthrough with Pepco will be rescheduled as soon as possible.
4. Maryland Book Exchange (MBE); Mayor Tabori attended the hearing today in Upper Marlboro on the design changes proposed for the MBE development project. College Park voted to support the compromise on design changes proposed by the developer. Mayor Tabori testified in support of College Park's position.
5. *Police request has been listed under New Business (10A)*
Memo from Chief Wynnyk - request to declare one PD vehicle as surplus and donate this vehicle to the police department of the Town of Crisfield, Maryland

B. REPORT ON STEP-UP GRANT ACTIVITIES ~ *Chuck Wilson*

Mr. Wilson discussed the Compost Pilot program and data provided by the 50 homes in University Park who agreed to participate in the program. The Compost Pilot program has been extended a few times in the past year in an effort to expand and extend the Compost pilot into a permanent program in Town. Mr. Carey requested that Council action on the recommended expansion be scheduled for the November 19 meeting.

C. COUNCIL REPORTS

- Cafritz Oversight & Monitoring Committee report ~ Ms. Christiansen reported on the committee activities, updates discussed; the CSX Bridge, the Route 1 buffer zone, State Highway Administration (SHA), stormwater management, and ongoing discussions with M-NCPPC Staff, on the trolley trail and parkland space. A presentation with Faramarz Mokhtari, PhD will be announced when scheduled, topics of discussion will include the Traffic Study and Trip Caps. Mayor Tabori discussed the current status of the Cafritz Development Project with Council members.
- Future items for the agenda ~ Mr. Brosch would like to schedule time for a report on the mosquito survey next month.

- Ms. Sorensen reports that a Policy, Rules & Municipal Structure Committee meeting will be scheduled. The committee plans to present a report to Council on December 17, 2012.
- A mid-year Budget Hearing will be held at the second meeting in January 2013. Mr. Carey would like to reserve time during a meeting in January 2013 for Council to meet in a work session and discuss the budget process for 2014, anticipating that the process will entail difficult decisions re: the tax rate and Town services which will entail discussions with Town residents.
- Mr. Cron reports that a sink hole where the water main break has occurred on Adelphi Road continues to cause problems in that area.
- Mr. Carey announced and invited everyone to the first UP Veterans Day Observance will be held at 2PM on November 11, 2012 when the site will be dedicated. Also, on December 1, 2012 the annual community pot-luck dinner will be held at 5PM in Riverdale Presbyterian Church (RPC), Custis Hall. Following dinner, everyone is invited to gather at Henson Green where the Town Holiday Tree Lighting will begin at 7PM.

9. CONTINUING BUSINESS

A. DISCUSSION ON THE REQUEST FROM PEPSCO TO REMOVE AND TRIM TREES IN TOWN *Due to delays attributed to Hurricane Sandy, Council will discuss this issue at a later date.*

Marsha Scheck, of 6809 Pineway spoke on the Pepco Tree Trimming proposal. She has researched the issue of power outages and tree trimming done by power companies. Ms. Scheck reported that she has found no evidence to support Pepco's style of "gutting trees" under power lines. She has not found any positive effects for the prevention of power outages during storms or severe weather conditions in areas where trees have been severely cut back.

B. COUNCIL DISCUSSION TO DEVELOP A POSITION STATEMENT FOR NEW INCENTIVES TO FOSTER TRANSIT ORIENTED DEVELOPMENT (TOD) IN PRINCE GEORGE'S COUNTY. *The Prince George's County Council, Committee on Planning Zoning & Economic Development (PZED) invites public comments on County Bills CB-79 and 80 transit oriented development. A public hearing will be held on Wednesday, Nov. 14, 2012 in Upper Marlboro.*

The Mayor expressed his intent to attend a County Council Committee meeting on Transit Oriented Development to speak as a private citizen. Mr. Carey and Mr. Gekas expressed their intent to attend and listen. Given the CB-79 and CB-80 have been withdrawn, and no legislation yet proposed in their place, the Town need not take a position at the hearing at this time.

10. NEW BUSINESS

A. EMERGENCY REQUEST; TO DECLARE POLICE VEHICLE NO. 11 AS SURPLUS AND DONATE THAT VEHICLE TO THE POLICE DEPARTMENT OF THE TOWN OF CRISFIELD, MARYLAND.

Motion: To approve the request to declare police vehicle No. 11 as a surplus vehicle and authorize Chief Wynnyk to donate vehicle No. 11 to the police department of the Town of Crisfield, Maryland.

Moved by: Mr. Cron
Yea: 7

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

11. ADJOURNMENT motion to adjourn by consent at 9:59 p.m.

RECORD OF EXECUTIVE SESSION

TIME: 10:25

DATE: October 15, 2012

PLACE (IF OTHER THAN TOWN HALL): UPES ✓

PERSONS PRESENT: TABORI, BROSCHE, CHRISTIANSEN, CAREY, CRON, ALVAREZ, FERGUSON

AUTHORITY FOR CLOSING SESSION:

THE COUNCIL VOTED TO MEET IN CLOSED SESSION UNDER THE FOLLOWING PART(S) OF SECTION 10-508 TO

- (1) DISCUSS (i) THE APPOINTMENT, EMPLOYMENT, ASSIGNMENT, PROMOTION, DISCIPLINE, DEMOTION, COMPENSATION, REMOVAL, RESIGNATION OR PERFORMANCE EVALUATION OF APPOINTEES, EMPLOYEES, OR OFFICIALS OVER WHOM IT HAS JURISDICTION; OR (ii) ANY OTHER PERSONNEL MATTER THAT EFFECTS ONE OR MORE SPECIFIC INDIVIDUALS; OR
- (2) PROTECT THE PRIVACY OR REPUTATION OF INDIVIDUALS WITH RESPECT TO A MATTER NOT RELATED TO PUBLIC BUSINESS; OR
- (3) CONSIDER THE ACQUISITION OF REAL PROPERTY FOR A PUBLIC PURPOSE AND MATTERS DIRECTLY RELATED THERETO; OR
- (4) CONSIDER A MATTER THAT CONCERNS THE PROPOSAL FOR A BUSINESS OR INDUSTRIAL ORGANIZATION TO LOCATE, EXPAND OR REMAIN IN THE STATE; OR
- (5) CONSIDER THE INVESTMENT OF PUBLIC FUNDS; OR
- (6) CONSIDER THE MARKETING OF PUBLIC SECURITIES; OR
- (7) CONSULT WITH COUNSEL TO OBTAIN LEGAL ADVICE; OR
- (8) CONSULT WITH STAFF, CONSULTANTS, OR OTHER INDIVIDUALS ABOUT PENDING OR POTENTIAL LITIGATION; OR
- (9) CONDUCT COLLECTIVE BARGAINING NEGOTIATIONS OR CONSIDER MATTERS THAT RELATE TO NEGOTIATIONS; OR
- (10) DISCUSS PUBLIC SECURITY IF THE PUBLIC SECURITY IF THE PUBLIC

BODY DETERMINES THAT PUBLIC DISCUSSION WOULD CONSTITUTE A RISK TO THE PUBLIC OR TO PUBLIC SECURITY, INCLUDING:

- (i) DEPLOYMENT OF FIRE AND POLICE SERVICE AND STAFF; AND
- (ii) THE DEVELOPMENT AND IMPLEMENTATION OF EMERGENCY PLANS;

- (11) PREPARE, ADMINISTER, OR GRADE A SCHOLASTIC, LICENSING, OR QUALIFYING EXAMINATION; OR
- (12) CONDUCT OR DISCUSS AN INVESTIGATIVE PROCEEDING ON ACTUAL OR POSSIBLE CRIMINAL CONDUCT; OR
- (13) COMPLY WITH A SPECIFIC CONSTITUTIONAL, STATUTORY, OR JUDICIALLY IMPOSED REQUIREMENT THAT PREVENTS PUBLIC DISCLOSURES ABOUT A PARTICULAR PROCEEDING OR MATTER; OR
- (14) BEFORE A CONTRACT IS AWARDED OR BIDS ARE OPENED, DISCUSS A MATTER DIRECTLY RELATED TO A NEGOTIATING STRATEGY OR THE CONTENTS OF A BID OR PROPOSAL, IF PUBLIC DISCUSSION OR DISCLOSURE WOULD ADVERSELY IMPACT THE ABILITY OF THE PUBLIC BODY TO PARTICIPATE IN THE COMPETITIVE BIDDING OR PROPOSAL PROCESS.

LIST OF TOPICS DISCUSSED:

PEPCO PERMIT NEGOTIATIONS

ACTIONS TAKEN:

NONE / INFORMATIONAL EXEC SESSION

MEETING ADJOURNED: 10⁵⁵

SIGNED: 

Current Summary: STEP-UP Compost Pilot

The *Small Town Energy Program for University Park* (STEP-UP) has been running a 50-home kitchen waste composting pilot since November, 2011. The program is scheduled to end on October 30th, 2012. Council has granted two extensions to the original 6-month pilot period so STEP-UP could further study several unresolved aspects of the program. An earlier STEP-UP report to Council identified as follows the key issues requiring resolution:

1. *"Continuation will allow STEP-UP to do further research to determine as accurately as possible the energy and greenhouse gas emissions impact of the pilot program...With Brown Station Landfill using methane to create green energy, we need to determine if there are any real [environmental] savings to be obtained in terms of greenhouse gas reductions..."*

Status: Since the last STEP-UP compost report was submitted, the Prince George's County Department of Environmental Resources (DER) released a DRAFT 2012 – 2022 TEN-YEAR SOLID WASTE MANAGEMENT PLAN as part of their 10-year planning and reporting obligations to the State. The current draft contains important information that will have a direct bearing on the environmental impact of any future UP food composting program:

- a. As the Brown Station landfill reaches capacity within an estimated six years, "The County will be moving from landfilling as the primary solid waste management practice, to designing and building a state of the art Solid Waste Transfer Station that will operate as the primary facility for receiving and transferring the County's Municipal Solid Waste."¹ The plan calls for solid waste from within the county to be compacted at the transfer site and then shipped to an out-of-county (likely out-of-state) landfill site.
 - b. The draft plan makes reference to food waste composting, but is vague regarding timelines or implementation, stating: "The newly updated 2012 State regulatory requirements have made it more difficult for Prince George's County to consider converting its yard waste composting facility to accept food waste...This option will continue to be researched and possibly implemented during this planning period."²
2. *"Continuation will allow STEP-UP the time to assess participant experience with kitchen waste composting during warmer months."*

¹ 2012 – 2022 TEN-YEAR SOLID WASTE MANAGEMENT PLAN, Prince George's County, Maryland, page I.

² 2012 – 2022 TEN-YEAR SOLID WASTE MANAGEMENT PLAN, Prince George's County, Maryland, page IV-23.

Memo: Recommended Continuation of STEP-UP Kitchen Waste Compost Program

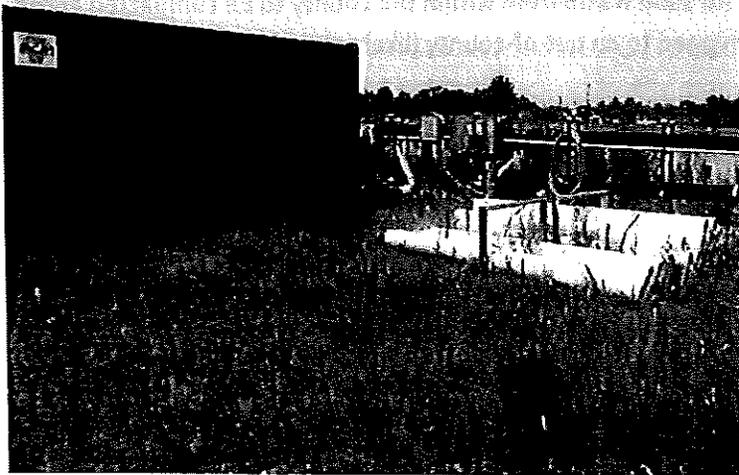
Status: the pilot was designed using airtight collection buckets to manage pests, and compostable collection liners to manage leaks and smells. Consequently, there has not been a single reported case of vermin/pests related to the program, even in the warmer summer months, and only one complaint about odors. The current system has proven effective.

3. *"Continuation provides time to see if a potential local composting facility is announced."*

Status: There are still no large-scale composting facilities nearby, the closest being a commercial composting facility in Wilmington, Delaware. Our current partner, Edmonston Eco-Farms, could simply not handle the food scraps volume from an expanded program. Another commercial site is coming on-line in Baltimore, but it is still in early start-up stages. Meetings on 8-22-12 with Howard County officials ruled out their facility as an option.

An interested partner has, however, been found at the USDA's Henry A. Wallace Beltsville Agricultural Research Center in Beltsville, MD. There, Dr. Patricia Millner runs a permitted containerized compost system. An initial meeting was held on 7-13-12, organized by Council Member Brosch and attended by him, Mickey Beall, Mayor Tabori, Sarah Moseley and Chuck Wilson. During a follow-up meeting with Chuck Wilson, Mickey Beall and Dr. Millner on 8-20-2012, the rough outlines were sketched for a prospective composting partnership.

USDA Containerized Compost System



Memo: Recommended Continuation of STEP-UP Kitchen Waste Compost Program

4. *"Continuation will allow further research to be done on the logistics, cost and options for a potential Town-wide program."*

Status: Following the meeting with Dr. Millner on 8-20-2012, Mickey Beall and Chuck Wilson worked through the logistics, costs and opportunity costs for a potential compost program continuation. We now believe it is possible for the Town of University Park to manage an expanded kitchen waste compost program, independent of STEP-UP, provided:

- There are no additional net costs to the town;
- The program can be implemented without impacting existing levels of service;
- No new / additional personnel or equipment is required to implement the program;
- The effective collection system of compostable liners / sealed buckets is continued.

Recommendation

With the new County plan coming to light, an identified partner, and greater clarity on operational and budget aspects, there is now a much stronger case to be made for University Park to consider an expanded kitchen waste compost program to succeed the current pilot. Not only could this become a model for other small communities, but it is an opportunity to get ahead of the curve – at no net cost - on what is surely becoming the future of solid waste management. There are compelling environmental reasons for doing so, including: reduced methane emissions, reduced emissions from transport, and improved water and soil quality.

We propose an expansion of the program to 150 homes on a voluntary basis. We recommend that collection and hauling be discontinued by Compost Cab - functions that would be taken over by personnel from the Town's Department of Works. Other aspects of the pilot would be carried over to the expanded program, including vegetable food scraps only and the use of the successful compostable liner and airtight bucket collection. Delivery of materials would switch from Edmonston EcoFarms to USDA. All up front capital costs would be paid for by the STEP-UP.

Note that we consider this to be an interim solution. The end goal should be an eventual town-wide, single compost stream of vegetables, yard waste, meat, cheese and oils. We believe that a facility will come on-line in the not-too-distant future, either in the County or elsewhere in MD, which will allow such a complete composting program to become a reality. In the meantime, the proposed solution positions University Park one step closer to this end goal and prepares us for its eventuality - all at no net cost to the town.

Proposed Program Outline

Program Element	Program Measure	Rationale
Start	November, 2012 to begin transition, first expanded collection in January of 2013	<ul style="list-style-type: none"> The current pilot concludes end of October, 2012. Request Council to extend current pilot for another two months to allow a smooth transition (sufficient budget).
Duration	One year initially; Then up to 5 years, with annual renewal	<ul style="list-style-type: none"> An initial trial year will be needed to tune the program. During late 2013, Dr. Millner submits for her research funding grant which has a 5-year cycle. A long term arrangement (5-years, renewable annually) is needed for her to include the program as part of the proposal.
Participants	150 UP households on a voluntary basis open to the entire Town (not just the STEP-UP homes)	<ul style="list-style-type: none"> 150 households, roughly 15% of the homes in UP, is comparable to the Howard County volunteer compost program which attracted a 15%-20% participant rate. 150 homes will provide the optimal volume of materials for the USDA compost facility (see "Volumes" below).
Materials	Food scraps and chipped wood waste (no leaves)	<ul style="list-style-type: none"> Food scraps only from households, similar to the current pilot program. If meat and oils are added it complicates the composting beyond USDA capacity. A bulking agent (ex: yard waste) is required to mix with food scraps in roughly a 2:1 ratio. USDA does not at this time have the facility to chip / separate yard waste, so another bulking agent will be supplied separately by a third party. Single stream collection is the eventual goal.
Volumes	<p>USDA total capacity is 10 - 12 tons per month of food scrap and bulking agent</p> <p>150 UP homes create 8.5 - 9 tons / month</p>	<ul style="list-style-type: none"> 150 homes X 10 pounds / week = 3 tons food / month 150 homes create equivalent of 5.5 tons of yard waste / month (400 tons/yr / 923 homes X 150 / 12 / 2,000) In extraordinary circumstances (like a storm), we would divert excess volumes to landfill rather than to USDA.

Memo: Recommended Continuation of STEP-UP Kitchen Waste Compost Program

Program Element	Program Measure	Rationale
Partners	<p>USDA Beltsville</p> <p>Supplier for bulking agent (ex: chipped wood or yard waste)</p>	<ul style="list-style-type: none"> • Dr. Millner has a permitted containerized compost system, scale weights, storage facility for material delivery, and a USDA compost operator ready to go. • A partnership must fulfill research purposes for USDA, notably use of containers to capture fugitive ammonia and produce high nitrogen, slow-release compost. • Dr. Millner can arrange delivery of chipped woody material and yard waste from a number of landscaping and tree services for stockpile at the USDA site.
Collection	Tuesday pick up along with trash	<ul style="list-style-type: none"> • Maintain system of airtight buckets and compostable collection liners to manage leaks, smells and pests. • All bulk metal recycling shifts to Friday (currently Tues and Friday), reassigning a 2-person crew to do the Tuesday compost run. • Town supplies free buckets (thru STEP-UP grant) and bags (see "Costs" below). Bags, along with gate liner in dump body truck, will satisfy MD DOT Regulations.
Hauling	UP dump body truck	<ul style="list-style-type: none"> • Dump body truck can manage 1,500 pounds per week of food scraps and tip at the USDA site. • The pick-up truck can be used for the two months a year when the dump body trucks are on leaf duty.
Costs	No net cost to the Town for a 150 household program	<ul style="list-style-type: none"> • The fixed costs of truck and labor already spread across Town operations. The gas cost / savings is a wash. No new equipment is required for this program model. • Tipping fees at Brown Station Sanitary Landfill are \$59 per ton X 3 tons / month = \$177 to cover cost of bags.

Proposed Next Steps

1. **October 15th:** The Chair of the *Council Committee on Public Facilities and Services* will (a) submit to Council this memo, and (b) recommend a two month extension of the current pilot program. This extension would allow Compost Cab to continue pilot operations through November and December while allowing the Town time to ramp up in the event of a program expansion. There are budgeted funds for this expense in the STEP-UP grant.
2. **November 5th:** Full Council discussion on this memo to determine if there is an interest in a program expansion, or what additional information may be necessary to make a decision.
3. **November / December:** If there is approval to proceed, STEP-UP would:
 - organize a town-wide information meeting to determine community interest;
 - organize the sign-up of up to 150 volunteer households;
 - work with USDA and the Town Attorney to develop a Memorandum of Understanding with USDA.
 - purchase buckets and initial liners using STEP-UP grant funds;
 - train Town personnel along with Compost Cab on protocol and operations.
4. **January:**
 - Official handover of program from Compost Cab and STEP-UP to the Town
 - Press release, thanking Compost Cab, pilot participants, Edmonston Eco-Farm
 - Town would begin expanded program operations
5. **Ongoing:**
 - monitoring and information, education and outreach
 - STEP-UP funds and personnel can support this for the first year as needed
6. **Opportunities / Issues to be Worked Out for the Future:**
 - Leaf composting in backyards, or continue to explore commercial sites that can handle a single-stream option of food scraps and yard waste as bulking agent
 - Return of some portion of compost to participants
 - Data on operations to see if it is possible to do once-a-week trash collection
 - Adding in meat, dairy, cheese, oils at a later date for research purposes
 - Expanded program prepares the Town for either a Town-wide scale-up OR to respond quickly to an emerging County or near-state facility coming on-stream

Cafritz Oversight and Monitoring Committee Council Report
November 5, 2012

The committee has met most Wednesday evenings since the first meeting on August 27th, 2012. This week's meeting will be moved to Thursday in order to accommodate the schedule of our guest. There will be one additional meeting in November - Wednesday, the 14th. From Sept. 5th - October 2nd, representatives from the committee have also attended at least seven meetings at the planning department and two meetings at the Department of Public Works and Transportation. By attending these meetings we are able to participate in the dialogue between the planning department and the developer on the various details of the preliminary plan of subdivision as we look out for the interests of our community.

Current status of the Cafritz development Preliminary Plan of Subdivision:

Since the beginning of October, no more of these meetings have been scheduled even though much remains to be completed in this preliminary plan of subdivision stage before a Planning Board hearing can be held. The developer has requested an extension of 70 days which moved the Planning Board hearing from November 1, 2012 to January 10, 2013. However, with just two months remaining before the January date for the hearing, many issues that must be resolved have not been, perhaps most significantly issues surrounding the conditions for a CSX crossing. Thus far three possible alignments have been suggested by the developer for a CSX crossing. Although the developer has attempted to negotiate for land for the bridge on the eastern side of the tracks with University of Maryland, Riverdale Park, and most recently the American Center for Physics, there has of yet been no news of success in securing the land for any of the three locations.

Bridge

1. Plan A - a direct straight alignment with Van Buren street, the proposed main street of the Cafritz development. The eastern landing would be on University of Maryland property next to the historic ERCO building.

2. Plan B - redirects the traffic on a J shaped approach south from Van Buren on the Cafritz property towards the more southern end of the property across the bridge onto land owned by Riverdale Park by their soccer field known as the "Field of Dreams" and then on another J shaped return towards the north to meet the existing street grid.

3. Plan C - redirects the traffic from Van Buren on the Cafritz property to Woodbury Street and then lands on property owned by the American Institute of Physics. It is not clear at this time if that alignment would also in any way cross the portion of the Cafritz property that is in College Park and is still zoned R-55. That area was planned to be a pond (park) for storm water management and also contains trees in Stand 3 which were labeled as specimen trees to be preserved by the County's planners.

Plan A has not moved forward because the University has refused to give permission to use their land. The bridge would intersect property they own and divide it into two portions.

Plan B - Riverdale Park is opposed to Plan B because of its impact on their "Field of Dreams". The configuration of that bridge increases the cost which could pose an impediment for adequate funding (TIF) for both the county and Riverdale Park.

Plan C - It is unknown at this time the details of the response of the American Institute of Physics to the Cafritz request to have the bridge land on their property.

It is possible that the location of the bridge will not be determined easily nor in the near future.

Traffic Engineer

As part of their agreement with the town, the developer agreed to pay the costs of hiring a traffic engineering firm to conduct a traffic study before and after construction of the development. The traffic study would include an evaluation of the Cafritz traffic study as well as a study of traffic issues on the roads in our town. The study will also include a TDMD study. The committee needs to interview one more firm, hopefully this Thursday evening before requesting firms to submit proposals and bids.

Buffer Zone

The State Highway Administration has yet to weigh in with its opinion on issues that could impact the development plan and the condition requiring a buffer zone, a condition which is very important part to our town. The state may require a portion of the Cafritz property along Route 1 to be dedicated to the state for an increased right of way. The state has also not indicated whether or not they will require an easement for a right turn lane (accel/decel lane) at the Van Buren entrance to the development. In either case if the state takes some of the Cafritz property along Route 1, committee members and our town attorney have been insisting that the buffer may not be reduced in width. The condition that the buffer is 90' - 120' wide must be met. Should the SHA require more right of way, the buffer zone should simply "slide over" on the plans.

There have also been discussions about placement of a sidewalk at the curb on Route 1. The committee, mayor and town attorney have consistently supported the meandering sidewalk and separate bike path running through the buffer and have opposed placement of a sidewalk at the curb because a sidewalk next to the road would negatively impact the positive benefits of the buffer zone.

Trees/Woodland Preservation

There are trees along Route 1 that are part of Stand 1 which is a group of specimen trees the county planning staff has recommended be preserved on site. We continue to firmly support the retention of these trees on site as well as Stand 3 which is near the Storm Water Management pond north of Woodbury along the CSX tracks. In fact we support retention of as many mature trees as possible on site. Should the location of the CSX crossing be at the northern end of the property, the trees in Stand 3 could be impacted. Since the committee has not seen engineering plans for this proposed bridge location (Plan C), we do not know if the bridge would or would not impact the pond, Stand 3, or the College Park portion of the Cafritz property still zoned R-55.

Storm Water Management

Committee members (Mr. Carey, Mr. Alvarez, Mayor Tabori) along with Tom Stickles attended the one DPW & T meeting about roadways and storm water management held thus far. While we expected more meetings to be scheduled, we have yet to receive notification of any other DPW & T meetings about the Cafritz development.

Parks and Recreation

One of the planning department meetings addressed the issue of parks and recreation. There was discussion as to what could be counted as park land which must be public land and also what combination of on site space, off site space and fees would be used to meet the requirement of park/rec space.

One idea suggested by M-NCPPC staff was to approach WMATA about purchasing or leasing the land adjacent to the Cafritz property above the Metro to convert into a public park. We have not heard a report of WMATA's response.

Although the hiker/biker trail along the historic trolley trail will count as park space, the buffer possibly will not count as park space as it is suppose to be the gateway to the Cafritz commercial/retail development and also the maintenance of that land may be private, not public.

Certification of Plan

The plan has been certified. As part of that certification the portion of the MUTC guidelines referencing the Cafritz development has been amended to include the language required by the District Council as part of the zoning ordinance. The committee and our town attorney have reviewed that document and having found errors, have forwarded our concerns to the planning department and the Riverdale Park MUTC committee. The mayor has sent a document that lists those errors and concerns to Susan Lareuse and Quynn Nguyen of the planning department. The map that has been certified is also being checked for accuracy by members of the MUTC committee. That certified map is based on the conceptual plan maps A and B that were used during the zoning hearings. It serves as the foundation for the development planning and as the plans develop they will be somewhat constrained by that certified plan.

Archeology/Historical Preservation

The Phase II archeology study was reviewed by the planning staff and thus far the Cafritz team has not responded to the requests of the staff for additional information. The Phase II report needs to be further analyzed and more data regarding the ice house and barn is needed. Also the impact of a CSX crossing on the ERCO and national register historic districts including University Park need to be addressed and reviewed by the Historic Preservation Commission. Therefore, the Cafritz development was not scheduled on the agenda for either the October or November Historical Preservation Commission meeting. The next meeting is December 18 and the staff needs to have their requests met by November 18th in order to place the Cafritz development on the December agenda.

Transportation

The Hiker/Biker trail location is now following the original location of the trolley trail. The townhomes near the trail will be on side streets running perpendicular to the trail to allow corner units to have a view of the trail. Discussion continues on ownership of the various roads. The committee will be discussing the traffic study with Dr. Mohktari this Thursday the 8th. The traffic study will determine and set a trip cap which will be used to determine the density for the project.

Record Keeping and Sharing

The committee has begun to record information from these meetings and other research on a spreadsheet which is posted on a secure website where it will be available as read only to all council members.