

Cafritz Oversight and Monitoring Committee Minutes  
November 28, 2012  
UPES Media Center

In attendance: Alvarez, Carey, Christiansen, Tabori, Thorp, Verrill

Minutes of the November 8 and November 14 meetings of the committee were approved and should be posted on the town website.

I. Question/answer session with Chip Reed and Chris Hatcher, attorneys for Cafritz regarding the revised Preliminary Plan of Subdivision.

#### Hiker/Biker Trail

Mr. Reed said that Riverdale Park insisted that the trail not stay entirely on the historic Trolley trail but curve around in front of the town homes in order to have eyes on the trail to prevent crime.

Arlene Christiansen mentioned that at a planning department meeting the mayor and she saw a schematic that town homes be placed in a different configuration to allow the same “eyes on the trail” concept while using the historic trolley trail which runs in a straight line through the property. Mr. Reed acknowledged that there are different opinions, but the developer has decided to go with the Riverdale Park preference for the trail running in front of the town homes.

There is room for street, curb, landscaped strip and a 15 foot trail. Mr. Carey spoke about the issue of dedication of the trail if the land the trail follows is not public land. Mr. Reed said that Sara Imhulse, town administrator for Riverdale Park, has said Park and Planning will maintain the trail.

#### CSX Crossing – Bridge

Who will maintain and own the bridge? Mr. Reed said the county has agreed as much as they can at this early stage.

About 10.5 million to construct the bridge. Funding is expected to be 5 million from the developer, about 2 million from Riverdale Park with the remainder coming from other entities. Mr. Reed said that the bridge will be more than adequate for truck (tractor trailer) traffic. The mayor estimates that the bridge would be about 30-40 feet wide and it is planned to be one lane each direction with sidewalk and bike lane. Mr. Reed indicated that the American Center for Physics is practicing due diligence by hiring a team of experts to determine what, if any, agreement will be made to allow the bridge on their property. He is hopeful they will have an agreement in time for a January 10 Planning Board hearing.

Town homes – Mr. Reed said that it the real estate standard for sales is about 50 per year. The 125 town homes could take in a decent economic market, 2 – 3 years to sell.

There was a detailed discussion about discrepancies between information in Table 1 of the MUTC guidelines for the Cafritz development and the Preliminary Plan of Subdivision and previous plans shared with the town.

1. The hotel is listed as residential and Mr. Reed said that residential is appropriate for a hotel. Although there is both a 7b and 7c lot listed, Mr. Reed said they can be combined and that there will be only one hotel.

2. Although in the table the only retail anchor location is in the lot that is on the North side of Van Buren, Mr. Reed affirmed that Whole Foods is still to be located in the lot south of Van Buren. There may be another anchor in the lot north of Van Buren.

Buffer –

1. Mr. Reed said that the developer is in agreement with University Park concerning the right-of-way and the buffer. Thus they do not support an accel/decel right turn lane and they will be fighting hard to get a 30 foot right-of-way which will result in no change to the current placement of the curb. They would welcome the UP town council joining with them to ask SHA to grant the 30 foot right-of-way from the State Highway Administration. All turns into and out of and within the development can accommodate large trucks.

2. The developer still wants a meandering walkway in the buffer even if there must also be a sidewalk along the curb of Route 1. The discussion continued with concerns expressed about preventing a sidewalk placement to interfere with the success of preserving any of the specimen trees.

3. Arlene Christiansen asked a question about the berm along Route 1 and how it might be regarded. Mr. Reed was to investigate and respond later.

4. Arlene also asked about the location of the historic ice house remains. Mr. Reed acknowledged that it is in a location that will make it undesirable for the developer to preserve it on site. They would like to find some other means to honor it.

Trees

Mr. Hatcher shared that there are 6 specimen trees in Stand 3 in the area near the bridge that can still be saved but unfortunately several others in the Stand 3 are directly in the area where the bridge will be built and must be removed. In Stand 1 which is in the buffer, they now propose to save 5 specimen trees and hope to save a small grove of maturing trees. No specimen trees north of Van Buren in the buffer will be saved in the revised plan.

Grading

Mr. Reed said it makes sense to grade the entire property at one time. Necessary to create the network of roads immediately to build town homes, provide a connection with Maryland Avenue. Also it will minimize to one time the need to bring in a lot of heavy equipment.

II. Report from town attorney Suellen Ferguson

A. Planning Board hearing is scheduled for January 10, 2013 which means that the planning staff requires all materials be submitted by December 6, 2012.

1. The 35 day requirement is a guideline rather than a legal requirement.

2. Because the several issues will not be resolved for several more weeks (SHA ruling on Route 1 right-of-way and the CSX bridge issues), University Park will not be able to vote on its position until early January. College Park has moved the Cafritz development off the agendas for both of its December meetings.

3. The planning staff could benefit by having a summary of what is owed to University Park. It was decided that Ms. Ferguson would develop this list and share it at the next town council meeting before it is forwarded to the planning staff.

4. The committee might also want to ask for additional items or make recommendations and list them as concerns even it is items that will be taken up in the detailed site plan stage.

III. Committee discussion to create list of concerns and to create a list of questions to ask during the Cafritz presentation at the town council meeting on Monday, Dec. 3.

#### Possible list of concerns

1. No bridge – no project
2. No buffer – no project
3. No Van Buren traffic light – no project
4. Tree variance
5. Keep urban design elements
6. Circulator bus commitment
7. Trip caps
8. Graded land condition
9. Series of 5 -6 small pocket parts for social gathering of families

#### Questions for Cafritz presentation

1. What is status of tree variance?
2. Description of the grading of the land, topography.
3. Does Maryland Avenue connect with Van Buren?
4. How will traffic be directed coming east – west off the bridge through the property?
5. What is planned at the termination of Van Buren?
6. Leeds- ND status, sustainability report.
7. Whole Foods status
8. Trip caps