

Town of University Park

Development Overview Committee

Meeting Notes

Tuesday, July 15, 2014

7:30 PM to 9:00 PM

Conference Room

University Park Town Hall

6724 Baltimore Avenue

Attendance: Len Carey, Mayor and *ex officio* committee member; Joe Thompson, Council Member, Ward 1 and committee member nominee; John Tabori, committee member nominee; Arlene Christiansen, committee member nominee; Sarah Starrett, committee member; Colin Phillips, committee member; Roy Alvarez, Council Member, Ward 7 and acting chair

Notes

1. Review Cafritz Development information and plans for future action

The information related to the Riverdale Park Station project presented by Larry Taub, Mark Regulinski and Tim Davis of the Cafritz development team at the July 7, 2014 Town Council meeting was reviewed and discussed. The presentation included a new concept drawings for the Gateway Park at the Route #1 entrance to the development and drawings of the proposed bridge over the CSX tracks. The changes to the Gateway Park DSP were not presented to the Town for review as required prior to approval by the Planning Board or Planning Board Staff. However, the Committee did indicate that it was satisfied with the Gateway Park design changes.

It appears that the Cafritz team would like to obtain a building permit by September 1, 2014. All requirements to build the bridge appear to be in place pending the completion of the land swap between the University of Maryland and Prince George's County.

The Committee recommended that the Mayor write a letter to the Cafritz team indicating that the Town of University Park should be alerted by them to any changes made to the DSP. Copies of the letter should be sent to all area municipalities and to the Planning Board.

2. Review results of Town Forum: A Community Listening Session relating to the Prince George's Plaza and Mall Transit District Development Plan (TDDP) and Transit District Overlay Zone (TDOZ)

The Committee discussed the presentation made at the Town Forum held on June 12, 2014. The presentation and notes from the meeting have been posted on the Prince George's County Planning Department website

(http://www.pgplanning.org/Projects/Ongoing_Plans_and_Projects/Community_Plans_and_Studies/Prince_George_s_Plaza_Transit_District_Development_Plan_TDDP_.htm). It was noted that the area under consideration is designated as one of the proposed “Prince George’s County Downtowns” and it is receiving special attention by the County. A charrette will be held in September 2014. This will be an opportunity for residents to give feedback on proposed designs.

The Committee recommended that information about the TDDP should be publicized in the Town newsletter to keep Town Residents informed of progress and meeting dates related to the project.

In addition, there was discussion about the request by Chick-fil-A for a drive-thru which is opposed by Hyattsville and by University Park because it is not compatible with the objectives of the transit zone. It was noted that the Belcrest carwash drive-thru had been recently denied both by the Planning Board and the County Council sitting as the District Council. Also discussed was the importance of transportation coordination among the area municipalities and University Park’s central position in the transportation district. Special note was made of the proposed TDMDs for the Cafritz property, the Mall at Prince George’s and the CP/RP TDDP/TDOZ. It was pointed out that these were not likely to be implemented or coordinated without one or more of the four impacted municipalities taking the lead. The Committee discussed the role that UP or the newly suggested 4-Municipality Route 1 Group might take in this process.

3. Discuss other area development projects and plans for review

A Referral Request relating to proposed changes to the Safeway project at University Town Center was distributed and discussed. It was determined that there was not enough information provided for the Committee to recommend any action by the Mayor and Town Council.

Information about the **Prince George’s County Zoning Rewrite** program to make improvements in the county zoning and subdivision ordinances was distributed and briefly discussed. John Tabori suggested that the Development Overview Committee should carefully review developments in this process. A project overview of the Rewrite can be found at <http://pgplanning.com/wp-content/uploads/2014/06/Project-Overview-1-page.pdf>.

4. Adjournment

The meeting was adjourned at 9:15 PM.

The next meeting is scheduled for August 26, 2014, at 7:30 PM, at Town Hall.

Submitted by Roy Alvarez, Acting Chair