

# Town of University Park

## Development Overview Committee

Tuesday, October 28, 2014

7:30 PM

Conference Room  
University Park Town Hall  
6724 Baltimore Avenue

In Attendance, Committee: John Tabori, Committee Member; Sarah Starrett, Committee Member; Colin Phillips, Committee Member; Arlene Christiansen, Committee Member; Joe Thompson, Council Member, Ward 1 and Committee Member; Brad Hess, Council Member, Ward 3 and Committee Member; Len Carey, Mayor and *ex officio*; Corey Tucker, Committee Member (arrived at 7:50 PM); Roy Alvarez, Council Member, Ward 7 and Committee Chair

Absent, Committee: None

Also in attendance: Linda Verrill, Council Member, Ward 4;, Chris Demers; Van Buren Street; Jayson Amster, Pineway; Alan Thompson, Council Member, Ward 2 Riverdale Park and Chair of the Riverdale Park MUTC Committee

### Agenda

1. Presentation by Cafritz development team re: Riverdale Park Station signage-- Secondary Amendment No. SA-130001-01 and Detailed Site Plan No. DSP-13009-03 (SA-130001-01- and DSP-13009-03 are attached)

Larry Taub, Nate Forman, Dennis Carmichael, and Mark Regulinski from the Cafritz Development team presented information in support of their request for approval of the above mentioned Secondary Amendment and DSP. Drawings were presented of the two commercial monument signs (for placement at the entrance at Van Buren Street and at Underwood Street) and three community identification signs (one on each side of the entrance at Van Buren Street and one at the entrance on Underwood Street). These signs are on parcels B and C. Also, they are requesting permission to possibly erect a third commercial monument sign on parcel A sometime in the future. They would have to file a DSP before that sign could be approved by the Planning Board and erected.

Council members and other attendees were able to ask questions about the proposals which were answered by Cafritz Development team.

2. Formulate a recommendation to Council re: the Cafritz application for Secondary Amendment No. SA-130001-01 and Detailed Site Plan No. DSP-13009-03

Mr. Carey introduced the recommendations that were made by Riverdale MUTC Committee for the Riverdale Park Town Council with reference to the Secondary Amendment and DSP. With the assistance of Mr. Alan Thompson, Chair of the Riverdale MUTC Committee, the Committee members discussed these recommendations and possible modifications and additions to them.

After discussion, a motion was made by Sara Starrett and seconded by John Tabori to recommend to the University Park Town Council that the Town should take the following position on SA-13-0001-1 and DSP 13009-03:

The Town is concerned about the broad nature of the proposed secondary amendment and recommends that it be amended to limit freestanding signs and signage in Riverdale Park Station in the following ways:

1. Freestanding signs shall only be allowed in the parcels along Baltimore Avenue.
2. The total number of signs in the parcels along Baltimore Avenue shall be limited to one commercially-oriented sign per parcel abutting Baltimore Avenue; non-commercial community entrance feature signs should not be limited in the same way.
3. The allowed freestanding signs shall be limited to twelve feet in height above ground.
4. Only externally-lit freestanding signs shall be allowed, with standards similar to those in Standards 5 and 9 for lighting, on Page 11 of the existing Cafritz Property Design Standard Guidelines.
5. Each freestanding sign panel shall not exceed fifty square feet in area.
6. Pole-mounted freestanding signs shall remain prohibited throughout the zone.
7. All freestanding signs in the parcels along Baltimore Avenue shall be monument signs and have a similar set of materials, scale, and character to those presented in DSP 13009-03, so as to present a cohesive whole.

The Town fully expects the site and signs to be well-maintained as provided through the original Detailed Site Plan and Secondary Amendment process.

The Town's position generally supports the position recommended by the Town of Riverdale Park's MUTC Committee. The Town of University Park generally supports the Town of Riverdale Park's position on this matter.

The motion passed 8 to 0 in favor.

The recommendation will be made to the Town Council at their meeting on November 3, 2014.

3. Review plans for Hotel at University of Maryland and discuss committee action on the project

The Chair noted that plans for the Hotel at University of Maryland have been received and are available for review at Town Hall. Due to the length of the earlier discussions, formal review of the plans was postponed to the next Committee meeting.

4. Brief reports on progress of Prince George's Plaza TDDP, Kiplinger project and Hyattsville Library Renovation

Due to the length of the earlier discussions, these reports were postponed to the next Committee meeting.

5. Adjourn

The meeting was adjourned at 9:20 PM.

The next meeting is scheduled for November 25, 2014, at 7:30 PM, in the Town Hall.