

Town of University Park
Report of Meeting
Development Overview Committee

Thursday December 11, 2014
7:45 p.m.
Conference Room
University Park Town Hall
6724 Baltimore Avenue

In Attendance: John Tabori, Committee Member; Colin Phillips, Committee Member; Corey Tucker, Committee Member; Brad Hess, Council Member, Ward 3 and Committee Member; Len Carey, Mayor and *ex officio* Committee Member; Roy Alvarez, Council Member, Ward 7 and Committee Chair

Absent: Sarah Starrett, Committee Member; Arlene Christiansen, Committee Member; Joe Thompson, Council Member, Ward 1 and Committee Member

Agenda

1. Formulate a recommendation to present to the Town Council on December 15, 2014, concerning the Detailed Site Plan for the Hotel at the University of Maryland.

(The Statement of Justification and DSP are available for review at http://www.collegeparkmd.gov/document_center/MayorCouncil/Agendas/2014/Worksession/111814WS.pdf, beginning on page 24).

The Committee reviewed the DSP document that College Park adopted on December 9, 2014. The following are some concerns:

- The locations of the bike racks.
- The number of bike racks is not an issue.
- It would be more productive to agree or disagree to the number of bike racks than it is to come up with an alternative number.
- Recommended that the concern of where the bike racks are located should be expressed.
- Convenient to bicyclists and pedestrians or to encourage bicycle and pedestrian use.

After a discussion the Committee was in support of 1a, 1b, 1c, 2, 3a, 3b, 3c, 4a, 4b, and 4c with an add on: Revise the site plan to show convenient distribution of the bicycles at all access points to encourage their use.

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Ms. Ferguson agreed to write a letter which reflects the Committees support of the Detailed Site Plan for the Hotel with the one addition under line 4c.

2. Formulate a recommendation to present to the Town Council on December 15, 2014, concerning the Proposed Limited Minor Amendments for DSP-13009/04 Cafritz Property at Riverdale Park Station.

- The Town of Riverdale Park approved the proposed amendments.
- The grading that is going to be revised to slope towards Van Buren at the Ice House does not change the fact that they will need to control their storm water on site.

The Committee supports approval of the Proposed Limited Minor Amendments for DSP-130094/04 Cafritz Property at Riverdale Park Station and recommends that the Council authorize the Mayor and Town Attorney to write a letter expressing no objection.

3. Discuss information received concerning the Kiplinger project.

Mr. Alvarez and Mr. Tabori attended the Sub-Division Review Committee (SDRC) meeting.

- Mr. Tabori stated that the design is the same as many other cookie-cutter designs in the area.
- The State Highway Administration is proposing a deceleration lane along East West Highway which damages the walk ability
- Lot 1 does not require the standard Adequate Public Facility (APF) which includes a traffic study, etc and is going to DSP directly.
- Lot 2 is going through preliminary plan of subdivision and then the DSP.
- A letter was submitted stating that they are planning to come up with the PPS and the traffic study sometime between the end of the year and the first couple of weeks in January.
- Phase 3 of the project is zoned multi-use which is suppose to have commercial properties but may be turned into R-55.
- It was also mentioned that the area where Home Depot may be redeveloped in the future.
- It was recommended that the Council express a concern that actions taken here don't foreclose the possibility of East West Highway in that area being significantly modified towards a walkable area.

Mr. Tabori will contact a representative from the Kiplinger Project to organize a presentation.

4. Reports from Project Leaders on projects under review.

None.

Meeting adjourned: 9:15 p.m.

The next meeting is scheduled for January 21, 2015 at 7:30 p.m. in Town Hall

Detailed Site Plan

1. Approval of alternative development district standards for the modifications requested by the applicant with the exception of:

- OK* a. Bicycle parking at one space per three vehicular parking spaces (to provide 130 bicycle parking spaces instead of the required 269 spaces).
- OK* b. Sign requirements prohibiting free standing signs and panelized back lighting and box lighting-type signs (to allow one freestanding sign on Route 1, three building mounted logo signs and two building mounted electronic message signs).
- OK* c. Maximum height limit of 6 stories (to allow a 13-story building) unless compliance is demonstrated with Federal Aviation Regulations (FAR) Part 77 and/or the Code of Maryland Regulations (COMAR) 11.03.05 so that the building does not constitute a hazard to air navigation at or near the College Park Airport.

- OK* 2. Prior to building permit, the Applicant shall provide a letter to the City of College Park from the Maryland Aviation Administration (MAA) and/or the Federal Aviation Administration (FAA) that demonstrates compliance with Zoning Ordinance Section 27-548.42 (Height Requirements) or obtain a variance in compliance with COMAR 11.03.05.06 with a finding that the height does not endanger the public health, safety and welfare, or revise the site plan to lower the height of the building to be compliant.

3. Prior to certification, the Applicant shall revise the sign plan to:

- OK* a. Eliminate the freestanding sign from Route 1 or relocate it to the circular drive on Hotel Drive South.
- OK* b. Eliminate all electronic message center signs on the building facades. An electronic message center sign could be considered as part of a freestanding sign on Hotel Drive South if this sign is relocated from Route 1.
- c. Eliminate the Southern Management logo signs from the upper stories of the south and west elevations. Consideration could be given to relocating these signs to the ground floor level.

4. Prior to certification, revise the site plan to:

- OK* a. Provide a sidewalk between the parking garage and on-site parking spaces at the South Hotel Drive entrance to allow pedestrian access from the street.
- OK* b. Provide a location for a bike share station to accommodate a minimum of 11 docks and 6 bikes.
- OK* c. Provide an additional 89 bicycle parking spaces for a total of 219 spaces (1 space per 3 vehicular parking spaces as computed under the shared parking formula).