

**Town of University Park**  
**Report of Meeting**  
**Development Overview Committee**

Thursday, March 12, 2015  
7:40 p.m.  
Conference Room  
University Park Town Hall  
6724 Baltimore Avenue

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

**Absent:** Joe Thompson, Council Member, Ward 1 and Committee Member; Sarah Starrett, Committee Member (both excused)

**1. Presentation by William Shipp, Attorney for Kiplinger Development on CSP-11002-01/DSP-14010**

William Shipp, Ken Dunn, Michael Lippe, Brian Afnan, and Jim Sullivan gave a presentation on the Kiplinger Development. A handout of the Kiplinger project was distributed and discussed in detail. It was explained that there are three applications: 1) Detailed Site Plan for the multifamily unit; 2) update of the Conceptual Site Plan to alter the land use proposal for the corner of Toledo Terrace and East West Highway; and 3) Preliminary Plan for the townhouses 2 over 2 product.

The following are some items discussed:

- Toledo Terrace will be a public street which will be owned and maintained by the city of Hyattsville
- Multifamily building will have 352 units
- Urban design
- Multifamily parking is contained within the parking garage
- Expected to get to silver LEED certification.
- It has been proposed to have a 2 over 2 condominium product on the corner of Toledo Terrace and East West Highway rather than retail.
- Plans to change the current flashing signal on Park Drive to a fully functional signal with the approval of State Highway Administration
- It is subject to State Highways approval to plant trees between the sidewalk and the street
- Possible addition of surveillance cameras to monitor the trail on the backside of the community

The project will be presented before the Planning Board on March 26, 2015.

**2. Formulate recommendation(s) to the Town Council re: Kiplinger CSP-11002-01/DSP-14010**

The Committee discussed the following concerns of the project:

- Support Hyattsville
- Clarify the five year certification of the trees – the condition from Hyattsville probably should say certification after use and occupancy rather than DSP approval
- Encourage the bike share
- Increase the number of bike racks and lockers

A motion was introduced and passed unanimously to recommend to the Council to authorize the Mayor and Town Attorney to write and submit a letter to the Planning Board in support of the Park and Planning Staff and specifically the recommendations of the City of Hyattsville. University Park is particularly concerned with bike lanes on Toledo Terrace.

**3. Discussion of The Hotel at the University of Maryland DSP-14022**

Colin Phillips reported that the hotel went from thirteen stories down to ten stories due to the FAA requirements for the College Park Airport.

The Committee discussed the following concerns of the project:

- Where the bike racks will be placed
- Signage
- Council should review the report from College Park when available
- Support College Park
- Pedestrian movement in that area
- Traffic situation on Paint Branch

**4. Formulate recommendation(s) to the Town Council re: The Hotel at the University of Maryland DSP-14022**

A motion was introduced and passed unanimously to recommend to the Council to authorize the Mayor and Town Attorney to write and submit a letter to the Planning Board in support of College Park. University Park is particularly concerned with the placement of bike racks, minimal signage, pedestrian access and resolution of a traffic light.

**5. Old Business**

**Cafritz stormwater management**

Ms. Ferguson reported that she, Mayor Carey and Mr. Hess attended a meeting in Riverdale Park just prior to this committee meeting where an alternative Cafritz stormwater management plan was discussed. Representatives from Cafritz, Riverdale Park, and Prince George's County government were also in attendance. It was proposed at the meeting that having a vault to hold the water at Riverdale Park Station would actually be worse than letting it flow naturally. According to the presenters at the Riverdale Park meeting, it would be better to not have the storage tank on site because it would allow the water to run off the property sooner and move down stream before the large amount of water enters Wells Run from upstream.

The plans will be given to the Town Engineer and the engineering firm contracted by the Town for an evaluation.

A presentation will be made in April to University Park residents by representatives from Cafritz, the county government and the engineers for the Town about the proposal.

### **Updates on ongoing projects**

7-Eleven is back on the table due to an appeal.

### **6. New Business**

Len Carey reported that on April 9 there will be a meeting at Park and Planning in Upper Marlboro for the Prince George's Plaza Transit District Development Plan. Town officials and Development Overview Committee members will attend. A reminder will be distributed with details.

**Meeting Adjourned: 10:25 p.m.**

*The next meeting is scheduled for April 15, 2015, at 7:30 p.m. in Town Hall*