

Town of University Park
Report of Meeting
Development Overview Committee

Wednesday, January 29, 2016
7:30 p.m.
Conference Room
University Park Town Hall
6724 Baltimore Avenue

In Attendance: Brad Hess, Council Member, Ward 3 and Committee Chair, John Tabori, Committee Member, Len Carey, Mayor and *ex officio* Committee Member, Arlene Christiansen, Committee Member, David Caskey, Council Member, Ward 5, Sarah Starrett, Committee Member, Joe Thompson, Council Member, Ward 1 and Committee Member

Absent: Corey Tucker, Committee Member, Colin Phillips, Committee Member

Guests: Suellen Ferguson, David Brosch

1. **Approval of the Agenda** by acclamation.
2. **Approval of the Minutes of January 21, 2016 meeting** by acclamation.
3. **Committee recommendation to the Town Council regarding the Town's position on County Planning Board resolution PGCPB 15-126 prior to the County Council's February 16, 2016 work session.**

Mr. Hess reported that Mayor Carey has sent the request for the Transit Demand Management District Study (TDMD) to the Planning Board.

A draft letter to Redis Floyd, Clerk of the County Council dated February 2, 2016 was distributed. The Committee reviewed the letter and made the following recommendations:

(Italics reflects the changes to be made in the letter)

Preamble (Page 1)

No changes

II. PLAN PRINCE GEORGE'S 2035 APPROVED GENERAL PLAN (Page 2)

- After discussion, the Committee agreed that section II. Timing... should remain as the first item as a top priority. It is important to point out from the beginning that the Plan should not come before the Zoning Rewrite.

Second paragraph, second sentence needs to be clarified (Either the Rewrite will...).

III. STORM WATER MANAGEMENT (Pages 2,3,4)

*Fourth paragraph, third sentence should read: It is the Town's request that the County's preferred alternative stormwater management system **location** be identified...*

*Sixth paragraph, fifth sentence should read: **Design** and financing of the stormwater...*

IV. TRANSIT DISTRICT DEMAND MANAGEMENT AND PARKING DISTRICT (Page 4)

Change title to TRANSIT DEMAND MANAGEMENT DISTRICT AND PARKING DISTRICT

Spell out acronyms.

V. LOCATION OF DENSITY/HUMAN SCALE/VISION (Pages 4,5,6)

- Encourage to put the height where the mall is.
- If anyone would have a reason to say “no don't put the height too close to transit because that's in the back yard of single family homes” then it should be Hyattsville that would say that, not University Park.
- If we put too much out on the table, it becomes harder for them to know what University Park really wants.
- Thirty-two stories plus a bonus of 75% is too tall. This needs to be mentioned.

Fourth paragraph, third sentence: Change west to east.

Sixth paragraph, fifth sentence: Change “a road linking the UTC...” to “extend the existing America Boulevard northward...”

Last paragraph, last sentence: Change “density” to “giant blocks”.

VI. BONUS DENSITY

Change “DUI” to “DU” and spell out Dwelling Units.

Include in this section: The standards are very vague and maybe not so well thought through, for example, the 32 story building proposed for this intersection could end up being a 54 or more story building.

(It was suggested to site the exact page and table in the plan where this is mentioned)

First paragraph, second sentence: Change west to east.

Second paragraph:

- Emphasize that whatever the County decides to do with regard to bonus density be applicable county-wide and should, therefore, be considered in a county-wide context instead of just being inserted into the plan.
- Specify that building height limits listed on page 249 of the plan would not be limited to 32 stories, but under the bonus system, could be 54 stories with a 75% bonus, or unlimited.

VII. CONNECTIVITY/GREEN SPACES AND INITIATIVES

- Be more specific about connectivity.
- Suggest green space right in the heart of center court. There is no special place in the Transit District.
- Green space is needed to break up all of the development.

*First paragraph, second sentence: add to sentence “surrounding areas **and across 410, Belcrest and Adelphi Road**”.*

First paragraph, last sentence: add to the list “Northwestern High School and the Northwest Branch Park ...”.

Move from Section V, first paragraph, last sentence to Section VII: “All of these aspects...”

VIII. LEGISLATIVE CHANGES (Page 7)

First paragraph: focus on saying that these have to be in tandem.

Motion: The Development Overview Committee moves that the letter by the Mayor, incorporating the recommendations outlined during the meeting, be recommended to the Town Council as the position of the Town.

Moved by: Mr. Tabori
Approved unanimously

Seconded by: Mr. Caskey

4. Old business

Mayor Carey reported that on February 16, 2016 the Town bus is going to transport those interested to the hearing in Upper Marlboro which is expected to begin at 7:00 p.m. Please contact Town Hall to make a reservation.

5. New business

Mr. Thompson asked the Committee to consider nominating Mr. David Brosch to be a member of the Development Overview Committee.

Motion: To recommend to the Town Council that Mr. David Brosch be nominated to join as a voting member of the Development Overview Committee.

Moved by: Mr. Thompson
Approved unanimously

Seconded by: Mr. Caskey

10. Adjourned at 9:08 p.m.

The next meeting is scheduled for Wednesday, February 17, 2016, at 7:30 p.m. in Town Hall