

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

Wednesday, January 21, 2016  
7:09 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, Sarah Starrett, Committee Member, Joe Thompson, Council Member, Ward 1 and Committee Member, Colin Phillips, Committee Member  
**Absent:** David Caskey, Council Member, Ward 5, Corey Tucker, Committee Member,  
**Guests:** Suellen Ferguson, David Brosch, Loreen Arnold

1. **Approval of the Agenda** by acclamation.
2. **Approval of the Minutes of January 6, 2016** by acclamation.
3. **Cross-reference analysis of County Planning Board resolution PGCPB 15-126 to: (a) the Town's letter to the Planning Board, and (b) other issues likely to be of interest to Town residents. The analysis will be prepared and presented by Arlene Christiansen and John Tabori.**

A copy was distributed of topics to include in the letter to the County Council which was prepared by Suellen Ferguson (See Attachment). The Committee agreed to add an additional topic to the list: #6. Create actual legal entities that will have financial or taxing power authority.

- Issues that have regional impact such as stormwater management, transportation and parking will have impacts beyond the Transit District Development Plan and should be managed on a County level.

A copy was distributed of a Matrix of summary of PGCPB 15-126. It was prepared by Ms. Christiansen and Mr. Tabori. Within the matrix, three documents are referenced (See Attachment): The Prince George's Plaza Transit District Development Plan, Draft Resolution and the Staff Analysis of Public Comments of November 19.

***#1 Stormwater Management and #6 Green Space***

- If there will be taxes or other financial commitments, these need to be handled on a regional level by the elected County Officials.

- Nine Pond is currently zoned MXT and the MXT will not exist if the Zoning Rewrite gets approved as Clarion has suggested it should be.
- If you are going to have stormwater management, there is going to be some property that's going to have to be taken up and that has not been identified.
- Come up with a way of financing that does not involve increasing density in this area (Nine Pond).
- Suggest to the County Council that the County purchase Nine Pond.
- Ask the County Council to find another solution that does not depend on the intentions of a developer so that the stormwater management is provided.
- The Nine Pond area truly needs someone who is an expert in regenerative stormwater management and taking ponds back to what they use to be. The vision needs to be out there first and then the developers have to build what is in the vision.
- The solution must be something that restores the environment, is ecologically friendly, is a resource to be enjoyed by the entire community, is pleasant, and is designed to be integrated in the park system.

*Find a solution that does not depend on the future intention of the developer. It has got to be guaranteed and should be prioritized. It should be a green restorative solution that is a community recreation asset.*

*In reference to Green Space, change the word "discourage" to require green space or to prohibit anything that does not incorporate viable green space.*

*In support of the Clay Property.*

*Support the Planning Board strengthening the language to require green open space and that green space in the center is an important goal.*

## **#2 Transportation Demand Management**

- The Town has asked County Council Member Dannielle Glaros to do a region-wide study on a Transportation Demand Management District (TDMD).
- Mayor Carey updated that he asked College Park, Riverdale Park, Hyattsville and the County Executive's Office to join in on asking the County to conduct a region-wide TDMD study. A positive response was received from all of the above.

*A TDMD needs to go beyond the TDDP and mention again what the town has already supported in terms of boundaries.*

## **#3 Parking District**

- Parking districts and the way that they manage parking can be critical to the success to a TOD.

- Structured parking in the dense areas that are supported by and built by the people who develop in that area and then managed through an entity.
- A parking district is good for economic development.

*Allow University Park a voice in whatever authority is there and that the parking district is going to be a driver of economic development.*

#### ***#4 Density, Height and Human Scale***

- Caps are needed on the building height but greater attention should be paid to Floor Area Ratio (FAR).
- The center of the Plaza area right now should all be as high density as possible and that will accomplish the goals of increasing economic development.
- Pull the language from Mr. Hurtt's memo dated January 21, 2016 (Best Practices).
- Make this a transit-oriented district by putting the density, whether measured by FAR or height, closer to the center and to Metro and keep the edges as lower density.

#### ***#5 Street Grid/Connectivity/Green Street***

- Smaller blocks mean more store fronts which mean more shops, a higher tax base and better economic development.
- There is no connectivity to the existing Northwest Branch Park.
- There is no backdoor connection to Northwestern high school or the new elementary school.
- If you want economic development, people should feel safe crossing the street at grade and shopping at street level.
- There should be a crossing every 200 feet.

*University Park supports the effort to increase the pedestrian connectivity to the metro station at grade.*

*Support the following from page 89 of the Plan: "Pedestrian connections between the transit district and Lewisdale Elementary, University Park Elementary and Northwestern High School." Request they add the new elementary school.*

#### ***#7 Bonus System***

- Get with Hyattsville and inform them of how the Bonus System works.
- Go to the County Council and say "this is a policy issue".
- No bonus density in area 5.

*This is a policy issue.*

#### ***#8 Zoning, Placement and Value Issues***

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**#9 Adelphi Road Buffer Issue**

*No bonus density in this area.*

**#10 Plaza Plan and Zoning Rewrite**

- Why is the amendment of the TDDP going forward ahead of the Rewrite of the Zoning Ordinance.

**#11 Making Place**

- The illustrative vision basically ignores the giant elephant in the center: the Mall at Prince George's.
- Refer to: Public spaces / best practices (Steve Hurtt - January 21, 2016)

*Combine with Ms. Ferguson's point # 4 (See Attachment)*

**#12 Economic**

- The bonus plan suggests that they are limiting commercial development and the development of living space is unlimited.

*Smart, dense, green, pleasant, pedestrian friendly development is economic development.*

*University Park supports commercial in the mix.*

**#13 School Capacity**

- Minimize the impact to the entire neighborhood including parents and cars getting their kids to school.
- Note to make sure that it says Prince George's Public School for the one that is already designed to be built in the transit district.

**#14 Legislative Changes (Policy Admin Rulings)**

- The issues are very complex and require some more thought.
- Need to be flushed out.

**10. Adjourned** at 10:00 p.m.

***The next meeting is scheduled for January 29, 2016, beginning at 7:30 p.m. in Town Hall***