

Town of University Park
Report of Meeting
Development Overview Committee

Wednesday, January 6, 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, Steve Hurtt

1. **Approval of the Agenda** by acclamation.
2. **Approval of the Minutes of December 16, 2015** approved as modified.
3. **Review of letter by Mayor to Councilmember Glaros requesting inclusion of funds in County budget for study of a Transportation Demand Management District**
 - Letter was approved by the Town Council at the January 4, 2016 Council meeting.
 - The final letter will be shared with the Committee and Council.
 - Mr. Hess noted that at the January 4 Council meeting it was suggested to attach the first letter that was sent to the Planning Board along with the current letter.
4. **Presentation by David Brosch on his review and recommendations on the Prince George's Plaza Transit District Development Plan and Transit District Overlay Zone**

Mr. Brosch distributed a copy of "Rebooting the County's Planning and Design Process for the Prince George's Plaza Transit District" dated January 5, 2016 (See Attachment).

 - The Committee agreed that the recently distributed 75 page plan from the Planning Board needs to be carefully compared to the previously released 370 page plan.
 - The 75 page plan appears to be missing issues on traffic, parking and stormwater which are issues that the Town expressed as concerns.

5. Transfer of development rights and how they might affect the Prince George's Plaza Transit District Development Plan and Transit District Overlay Zone (Steve Hurtt presentation)

Mr. Hurtt distributed a copy of his presentation: "Transfer Development Rights: An Introduction" dated January 5, 2016 (See Attachment).

- The Committee needs to get this message to Dannielle Glaros and Deni Taveras in real clarity.
- The bottom line in defending for the Town is well outlined in the letter from the Mayor.
- Mayor Carey will talk to a representative in Hyattsville about TDR after first checking with the County Councilmember.
- It would be helpful to see what Planning Staff's position on TDR is and why it hasn't been suggested.

6. Recommended focus of town position before the District Council for Prince George's Plaza TDDP/TDOZ

- Focus on Transfer of Development Rights.
- This plan doesn't represent the community's vision and the best practices.
- For the next Committee meeting, Mr. Hurtt will come up with a list of best practices.
- Mr. Tabori and Ms. Christiansen will compare the 370 page plan with the 75 page report and put the results on an excel spreadsheet. The Committee will have the opportunity to review the spreadsheet for any changes.

7. County zoning rewrite

8. Old business

Approval of the Minutes of November 18, 2015 approved by acclamation.

9. New business

- Mayor Carey reported that the Board of Public Works approved the land exchange of 3.37 acres from the University of Maryland to Prince George's County on the west side of the Riverdale Park Station.

10. Adjourned at 9:35 p.m.

The next meeting is scheduled for January 21, 2016 at 7:30 p.m. in Town Hall