

Town of University Park
Report of Meeting
Development Overview Committee

Wednesday, December 16, 2015
7:30 p.m.
Conference Room
University Park Town Hall
6724 Baltimore Avenue

In Attendance: Brad Hess, Council Member, Ward 3 and Committee Chair (arrived at 8:00 p.m.); 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; Town Attorney Suellen Ferguson
Absent: Joe Thompson, Council Member, Ward 1 and Committee Member; Corey Tucker, Committee Member; Colin Phillips, Committee Member
Guests: Michelle Wedge, Chris Demers, David Brosch, Steve Hurtt

1. **Approval of the Agenda** by acclamation.
2. **Approval of the Minutes of November 18, 2015** was postponed.
3. **7-Eleven Update**
 - University Park filed a petition and also notified the Court that they would like to participate.
 - Once the record from the Planning Board is received, University Park will be the first to file briefs since they are opposing what has happened.
4. **Prince George's Plaza Transit District Development Plan and Transit District Overlay Zone**
 - Concerns on the bonus system.
 - Bonus density is used in Montgomery County. It was suggested to speak with someone in Montgomery County to see what their experience is, in terms of how it works best or not and whether they would do it again.
 - TIF (Tax increment financing) allows the developer or somebody to keep some of the increased taxes that come out of the property for a project. It is generally used for structural items such as parking garages.
 - Suggested to review the tapes of November 19 and December 3 Planning Board Meeting.
 - The University Park level issues of the plan are: 1) Is University Park the buffer. 2) How much buffer is going to be between University Park and density. 3) Are they going to get the storm water management regional solution in there so it

stops coming to University Park. 4) Are they going to get a parking district set (TDMD) so that everybody is not parking in University Park.

- Invite the representative who runs the parking district in Montgomery County to come to a meeting.
- University Park may consider hiring someone who has done a Transportation Demand Management District.
- Hyattsville is willing to go along with two concepts: regional stormwater solution and the transit parking district.
- Pedestrian connectivity to existing schools will help alleviate traffic.
- Encourage new schools. Density will bring more people.
- Recruit people to write letters in support of University Park's suggestions/issues.
- Ask County Councilmember Dannielle Glaros to put money in the budget for the Transportation Demand Management District.
- Suggest transfer development for the tall buildings.
- Mr. Hurt will put together a presentation on Transfer Development Rights.

~~A draft of a formal recommendation will be sent to the Committee for approval.~~ **The Committee agreed by acclamation to recommend to the Town Council to authorize the Mayor to write to Councilmember Glaros requesting that money be included in the County budget to study a Transportation Demand Management District.** The Committee will present this recommendation to the Council at the January 4, 2016 Council meeting.

5. County Zoning Rewrite

- TDDP/TDOZ no longer exists.
- Mr. Hess asked "under what designations would the new Prince George's Plaza Plan come under, under the new zoning?"
- The Committee was encouraged to read the eighteen page document which includes 3 tables.
- College Park is going to have a representative give a presentation on Module 1 in January. Committee members are encouraged to attend.

Meeting Adjourned: 10:00 p.m.

The next meeting is scheduled for January 6, 2016 at 7:30 p.m. in Town Hall