

Town of University Park
Report of Meeting
Development Overview Committee

Wednesday, November 18, 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, John Tabori, Committee Member, Len Carey, Mayor and *ex officio* Committee Member, Corey Tucker, Committee Member, Arlene Christiansen, Committee Member, David Caskey, Council Member, Ward 5, Colin Phillips, Committee Member

Absent: Joe Thompson, Council Member, Ward 1 and Committee Member, Sarah Starrett, Committee Member,

1. **Approval of the Agenda** as modified.
Strike #4 (Request for exception for a hotel on the Calvert Tract (Cafritz RPS development))
2. **Approval of the Minutes of October 21, 2015** as amended.
3. **Cafritz Construction Update**
 - Ms. Christiansen gave an update on the following: 1) the State Highway has approved for daytime work on Route 1. If there is a change in this agreement then an urgent notice will be sent to the Town government. 2) Paving will soon be over for the season and will continue in the Spring. 3) All utility work is now done on Route 1.
 - Mayor Carey said that the Washington Gas company stated that it is their policy to park on public streets only. The State Highway Administration apologized for the night work since this is not a requirement.
4. **Prince George's Plaza Transit District Development Plan and Transit District Overlay Zone**

Mr. Hess welcomed County Councilmember Dannielle Glaros.

Councilmember Glaros spoke about the Transit Plan.

- There will be a public hearing in February in front of the Council
- She has read all of the comments/testimony and is familiar with what has been put on record by University Park, Hyattsville, and the school system.

- The staff report will be in front of the Planning Board on November 19 and the Planning Board will decide if they agree with the staff recommendations.
- There will be an opportunity to weigh in on whether Planning Staff or Planning Board ultimately went far enough to address the concerns.
- Several plans mention a TDM on Route 1. She will meet with some people to have a conversation about the possibility to trigger a TDM on a larger level.
- Mayor Carey said that University Park would like to join the petition along with Hyattsville which permits a TDDP to establish a TDM district. Councilmember Glaros said the question becomes a policy question whether you want a TDM district to be established within a plan or you want it to be exercised as a free standing thing.
- Mayor Carey said the question is whether a TDM linked to a transit district development plan is constrained by the boundaries of that plan and University Park has argued from the very beginning that the boundaries made no sense. Another significant factor is the Purple Line.
- Councilmember Glaros would like to figure something out in order to have legislation ready at the beginning part of January.
- Brad Frome would be the best person to ask questions regarding stormwater.
- Mr. Tabori stated that in the Staff Report on the testimony, they still defend the bonus system in principle arguing it is the only way to fund infrastructure.
- Regarding the bonus system, Mr. Hess suggested investigating what New Carrollton does with work force housing and also the municipality in the state of Washington.
- Mayor Carey suggested doing some research on what is happening in Rosslyn, Ballston, Bethesda and White Flint in reference to transportation and parking.
- The Committee needs to think about how to handle the 32 story building since the Staff Report defends this.
- MUI and MXT are not mentioned in the new zoning.

5. Update on new Brendon Iribe Center on UMD campus

- The Brendon Iribe Center is the new computer science building.
- The construction of the seven story building will begin in the spring/summer and should take approximately 1-1/2 years to build.

6. County zoning rewrite

- Committee needs to keep this on their radar screen.

7. Town development vision

8. Old business

Update of developments within 1-mile radius of UP

- Mr. Hess created a google site for the Development Overview Committee which includes Committee Documents, Development Projects and Get Involved.

Searchable repository of development documents

- Committee members will send updates directly to Mr. Tucker who will input the information to the google site. (Ms. Christiansen-Cafritz and P.G. Plaza, Mr. Tabori-Zoning Rewrite, Mr. Phillips-College Park).

7-Eleven appeal

- An appeal was filed to the District Council, which apparently is being rejected. A formal e-mail stating this information has not been received.
- An appeal was filed to the Circuit Court by Riverdale Park. University Park will weigh in as a party on the case as soon as the notice is received.

Other

9. New business

Meeting Adjourned: 9:30 p.m.

The next meeting is scheduled for December 16, 2015 at 7:30 p.m. in Town Hall