

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

Wednesday, February 17, 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, Joe Thompson, Council Member, Ward 1 and Committee Member, Colin Phillips, Committee Member

**Absent:** David Caskey, Council Member, Ward 5, Sarah Starrett, Committee Member, Corey Tucker, Committee Member

**Guests:** Suellen Ferguson, Tim Young

1. **Approval of the Agenda** by acclamation.
2. **Approval of the Minutes of December 16, 2015** by acclamation.
3. **Request for exception for a hotel on the Calvert Tract (Cafritz RPS development). Report by Larry Taub and Mr. Regulinski.**

It was explained that when the development plan was first approved by the District Council, the hotel was pre-approved subject to the special exception process. The request for the special exception is what is being done at this time. The request is under consideration by the Planning Staff of Park and Planning Commission. The Staff Report will be issued somewhere at the beginning of March.

Two variances were applied for:

- Located in an area predominately of office and industrial uses.
- Frontage on a public right-of-way of at least 70 feet.

A brief update was given on the site plan:

- The temporary park now represents largely the footprint of the hotel.
- The face of the building has very generous landscape, sidewalk and streetscape provisions in front of buildings 6A, 6B and 5.
- Parking will be under the hotel, one level.
- There is an idea of a food and beverage provision in the north/west corner of the hotel.

- An outdoor terrace area which accompanies an indoor pool on the south side.
- Generous rooms with pantry/kitchen areas.
- An extended stay flag for Hyatt House.
- Partial green roof.
- 140 parking spaces.
- 120 rooms.
- Three materials used for the hotel are: brick, metal and glass.
- The length of the hotel is approximately 234'.

Mr. Taub asked Mayor Carey to send an email to Mr. Tom Lockhart indicating University Park's position.

**Motion:** The Development Overview Committee recommends that the Mayor send a letter to Mr. Lockhart indicating that the Town of University Park supports the request for exception for a hotel subject to the approval by Riverdale Park Town Council.

**Moved by:** Mr. Phillips      **Seconded by:** Mr. Thompson  
**Approved Unanimously**

**4. Report on Feb. 10 meeting with planning in Upper Marlboro re transfer of development rights.**

- At least one member of the Committee go to the TDR meetings, possibly Mr. Tabori and Mr. Hurtt.

**5. Prince George's Plaza Transit District Development Plan and Transit District Overlay Zone.**

- **Report on Feb. 16 County Council meeting**
  - Approximately 20 residents attended the hearing.
  - University Park is getting some traction.
  - There is probably going to be a second public hearing, due to the possible changes.
  - Ms. Christiansen posted a brief response on the list serve on how the hearing went and a link for the video.
- **Outline of process and timeline for action on TDDP/TDOZ**
  - The record is open until March 2.
  - The District Council work session is scheduled for March 15, all are encouraged to go.

- **Coordination of future action**
- The Town should be informed that there is still time to submit concerns (March 2).
- Mayor Carey stated that University Park needs to get some expertise in terms of putting the TDMDs together.
- Join or talk to the Cafritz TDMD.
- Comment on each others comments and add material either as individuals or as a group.
- Mr. Phillips will write a letter comparing this plan to what has been successful at other metro stop areas.

**6. County zoning rewrite: Organize DOC to analyze prior to March DOC meeting.**

- Ms. Ferguson explained that Module 1 talks about the zones and definitions in zones and Module 3 is the one you are going to be most interested in looking at for a process, how much voice you get in things.
- Mr. Tabori stated that there are three zones right around us that are going to significantly change, the MUTC zone, the MUI zone and the MXT zone are all disappearing. They are being incorporated into another type of zone.
- Mr. Hess offered to set up the matrix and send it around to the Committee prior to the next DOC meeting.

**7. Old business**

- **Update of developments within 1-mile radius of UP**  
None
- **7-Eleven appeal**  
Ms. Ferguson will look at the record on Friday, February 19. There is still approximately two weeks before the brief is due. Riverdale Park is taking the lead in this.
- **Other**  
None

**8. New business**  
None

**9. Next meeting date & time**  
March 16, 2016 at 7:30 p.m.

**10. Adjourned** at 8:50 p.m.