

# Town of University Park

## Report of Meeting Development Overview Committee

Wednesday, July 19, 2017

7:45 p.m.

Conference Room

University Park Town Hall

6724 Baltimore Avenue

**In Attendance:** Martha Wells, Council Member, Ward 6 and Committee Chair, Brad Hess, Council Member, Ward 3 and Committee Member, Len Carey, Mayor and *ex officio* Committee Member, Suellen Ferguson, Town Attorney, Joe Thompson, Council Member, Ward 1 and Committee Member, John Tabori, Committee Member, Colin Phillips, Committee Member, Joe Schultz, Council Member, Ward 2 and Committee Member

**Absent:** Sarah Starrett, Committee Member, David Brosch, Committee Member, David Caskey, Council Member, Ward 5 and Committee Member, Arlene Christiansen, Committee Member

### 1. Approval of agenda

Approved Unanimously

### 2. Old Business

#### a. DSP-17005: 3700 East-West Highway

**Discuss attendance at July 27, 2017 public hearing concerning this project.**

The Committee reviewed and discussed the Staff Report which includes recommendations and conditions.

- There are a number of the Committee recommendations (July 13 letter) that are not listed in the Staff recommendations.
- They are adding a bike rack at the exterior entrance.
- The change of address will be considered by the applicant.
- They are exempt from the stormwater concept plan.
- The dedication of park land has been made and fulfilled. A contribution was made towards the Community Center.
- It appears the units will be lower priced.
- Hyattsville is asking that, all at grade surface parking, be metered and administered by the City of Hyattsville.
- The best the Committee can do is to point a finger at the stormwater issue. University Park is down stream and the developer is able to move forward without having to do any stormwater mitigation in a place where there is no stormwater mitigation with the exception of Safeway.

- It was suggested that the Committee ask for recreational amenities for all age groups, from two to five year olds, up through teenagers.
- Mayor Carey reported that at a meeting with Dannielle Glaros, Deni Taveras, Hyattsville and University Park Public Works and Police Departments and County/State Highway representatives to look at the safety of pedestrian crossing along Adelphi Road, Deni Taveras said that she was very opposed to making any changes to the East West Highway/Adelphi Road intersection to the detriment of Hyattsville businesses.
- In reference to requesting the change of address, University Park agrees that the address should be changed to reflect that the main entrance is on America Blvd., not on East-West Highway.
- Parking in the remote garage: University Park can ask for a separate agreement or a declaration of covenants to ensure that this parking is maintained as long as the building is residential. We note that the owner says the parking is under a lease agreement, and leases can be broken or terminated. However, for the parking to be retained, a permanent easement is needed.

There are no parking requirements, the spaces that are being provided are to accommodate the residents who are interested in leasing a parking space.

- The school zoning boundaries changed approximately two years ago. Cafritz children are zoned for University Park Elementary School. Children from this building are also zoned for University Park Elementary School
- Highlight the distance from the development to University Park park space to the nearest park space in the City of Hyattsville. Residents are more likely to use the closest amenities, which is University Park.
- Stormwater should be the number one issue then schools and recreational space.

The Committee agreed that the issues listed in the July 13, 2017 letter will be what is pointed out at the July 27 hearing. Mayor Carey and Martha Wells will attend the hearing to reiterate the concerns.

**b. Zoning Ordinance: Report on Public Information Meeting of July 17, 2017 at County**

Ms. Wells reported that the presentation informed everyone that the three modules have been consolidated and the report will be available in September.

The Town Attorney pointed out two things that were valuable:

- 1) Get the maps out, so that people can see what is going on.
2. What the pressure points are for making sure the developers in these pre-application processes actually do something that is useful to people.

**c. Regional Stormwater Report: Wells Run Floodplain Investigation**

In reference to the Regional Stormwater Solution, Mayor Carey reported that the feasibility study on the Nine Pond area is complete and the document is available. The next process is to get estimates

on what it would cost to build the Regional Stormwater Solution and the County will have to figure out where the funds will come from.

This item will be on the agenda for the next Committee meeting.

Mayor Carey gave an update that the Purple Line has been given the go-ahead.

### **3. New Business**

#### **a. Proposed project in College Park: Apartments and commercial space near College Park Metro Station 7201 River Road, College Park**

- University Park might want to take a look at this project because of the possible increase of traffic for those who go through Cafritz onto Baltimore Avenue.
- Mr. Tom Haller is representing this project and will attend the August DOC meeting.

#### **b. Prince George's County Mall**

Two DSP's have been filed for the Prince George's County Mall:

- 1) A stand alone restaurant.
- 2) Some signage on the outside and an addition on the rear side (away from East West Highway).

This item will be on the August agenda.

#### **c. Riverdale Park Station**

- The M-Bike will not be at this location. They will be involved in the Capital Bike Share program with the County.
- Heard that the townhouses are doing so well that there is a possibility of changing the multi-family homes (Buildings 6, 7 and 8) and putting in townhouses.

#### **d. Property on Belcrest at Adelphi (Landy Property)**

- The original plan to build apartments has been changed to build townhouses.

#### **e. Plato's/Quality Inn/Fedex Office complex**

- Bozzuto should be submitting a formal proposal to the County soon. They are getting financial concessions from the County.

**4. Next meeting date and time:** August 16, 2017 at 7:30 p.m. at Town Hall.

**5. Adjournment** by consent at 9:10 p.m.

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