

Town of University Park

Report of Meeting Development Overview Committee

Wednesday, January 17, 2018

7:30 p.m.

Conference Room, University Park Town Hall
6724 Baltimore Avenue

In Attendance: Martha Wells, Council Member, Ward 6 and Committee Chair, Mayor Len Carey, Ex-officio, Suellen Ferguson, Town Attorney, Joe Schultz, Council Member, Ward 2 and Committee Member, Joe Thompson, Council Member, Ward 1 and David Caskey, Councilmember Ward 5, and Committee Member, Brad Hess, Councilmember Ward 3 and Committee Member, Loreen Arnold, Resident, Chris Hatcher, Attorney for Landy Project, Mark Ferguson, Soltesz, representative for Landy Project

Absent: David Brosch, Committee Member, John Tabori, Committee Member, Colin Phillips, Committee Member

1. Approval of Agenda:

The agenda was approved by consent.

2. Old Business

a. Landy Property: Preliminary Plan of Subdivision 4-17007)

A presentation was made by the Developer's attorney and representative. They indicated that the Preliminary Plan of Subdivision had been submitted and accepted in early December. The Subdivision Review Committee at the County had reviewed the project on December 29, 2017. They are tentatively scheduled to appear before the County Planning Board on March 1, and will make a presentation to the Hyattsville City Council on February 5.

The proposal consists of 331 units (revision from initial submittal of 342 units) of townhouses. The roads and alleys shown on the plans are all to be offered for dedication to the County.

They have submitted a Stormwater Management Plan to the County. They are proposing to construct a large detention pond that will manage the amount of stormwater released from the property into the culverts under Belcrest Road. They are also proposing numerous small areas of on-site micro bio-retention areas to help control the runoff, and improve water quality. They believe that these improvements will lessen stormwater leaving the property into Wells Run (and flowing into Wells Run in University Park) by between 7% and 9%.

The Committee addressed a number of questions about the storm water runoff to Mr. Hatcher and Mr. Ferguson. These included questions about what will be done with the runoff that is coming from the pipes under Northwestern HS.

Further questions on the project included:

a. What is the ratio of parking spaces to units? Answer: Most of the units have a 2 car garage. There are 177 on-street parking spaces in the development as well.

b. Is the project going to be phased? The project will have 3 phase—initially for the grading and infrastructure to be built, second for approval of the architecture of the buildings, and details on the remaining space. The portion of the property that is at the northwest corner (off Dean Dr. and Northwest Dr.) will be developed as a second unit at a later time.

c. Recreational space is not shown. The County's Plan 2035 includes a trail across the property to connect trails and bike lanes in University Park to those along the Northwest Branch of the Anacostia River. These are not shown on the plans. Also, what plans are there for recreational facilities on the property itself, such as a tot lot, landscaped areas, play equipment, etc.

d. Schools: What was the expected impact of this development on the surrounding schools, including University Park?

e. Circulation: The limited number of ingress and egress points raised some questions. Likewise the on-street parking created very narrow thoroughfares which might not be passable with cars parked on both sides., especially larger vehicles like fire engines, school buses, delivery trucks, etc.

After the presentation, the Committee asked again for the authorization of a study by the Town's engineers to review the stormwater management plan submitted, and to present the DOC with their findings on the project and its relationship to the regional solutions proposed in the Soltesz Regional Storm Water Report.

The Committee also asked for the City of Hyattsville staff report and/or minutes from their meeting on 2/5 for consideration at the February meeting when recommended comments will be finalized and sent to the Town Council for their approval and submittal to the County Planning Board.

3 Other Business

A member of the Committee indicated that he was not pleased with the banner that is being displayed on the historic ice-house in Riverdale Park. Besides being unsightly, it often blows off in the wind.

4. Next regular meeting is February 21, 2018 at 7:30 p.m. at Town Hall.

5. **Adjourn** by consent at 9:20 p.m.