

# Town of University Park

## Report of Meeting Development Overview Committee

Thursday, February 14, 2019

7:30 p.m.

Conference Room

University Park Town Hall

6724 Baltimore Avenue

### 1. Call to Order

**In Attendance:** Martha Wells, Council Member, Ward 6 and Committee Chair, Joe Schultz, Council Member, Ward 2 and Committee Member, Len Carey, Mayor and *ex officio* Committee Member, Suellen Ferguson, Town Attorney, John Tabori, Committee Member, David Brosch, Council Member, Ward 1 and Committee Member, Joe Thompson, Committee Member, Joel Biermann, Committee Member

**Absent:** Brad Hess, Committee Member, David Caskey, Council Member, Ward 5 and Committee Member

2. **Approval of agenda** as amended (move 4b before 4a) by acclamation.

### 3. Approval of Meeting Notes

October 11, 2018. To be tabled until the next meeting.

**Motion:** To approve the Meeting Notes for November 8, 2018.

**Moved by:** Mr. Schultz      **Seconded by:** Mr. Tabori  
**Motion approved**

**Motion:** To approve the Meeting Notes for December 10, 2018.

**Moved by:** Mr. Thompson      **Seconded by:** Mr. Brosch  
**Motion approved with 1 abstention (Mr. Tabori)**

### 4. Old Business

a. **Gilbane Property**

Mr. Christian Cerria, Development Director for Gilbane Development gave a PowerPoint presentation on the Western Gateway Project which is located between College Heights Estates and the University of Maryland. The following are some updates/changes to the project:

- 81 dwelling units for townhouses
- 300 dwelling units for apartments
- changes to the road
- closed off the courtyard at the graduate student housing
- reduced the height of the graduate student housing to four stories
- removed the median on the main road
- reconfigured the direction of the townhouses
- gained additional access with University Baptist Church
- the proposed stormwater management area increased from three locations to twelve

#### Discussion/Questions

- The possibility of a bridge will be evaluated during the preliminary plan of the DSP.
- There will be a pedestrian pathway that will link on one side of the street to Campus Drive.
- They will consider green roofing where possible.
- Required parking is 166 spaces and they are at 195 spaces.

#### **b. Riverdale Park Station**

Mr. Taub, a representative with Cafritz gave an update of revisions at the Riverdale Park Station.

#### Revision 16:

- Proposing banners on the light poles.
- Due to the location of 45<sup>th</sup> Street and 46<sup>th</sup> Street, the retail has poor visibility, the banners will increase the visibility.
- The banners are 6' by 1.5' made of heavy-duty vinyl that are secured on the top and bottom to prevent flapping. They will be attached to the light poles.
- MUTC recommended that the banners should have the name of the store on one panel and Riverdale Park Station on the other panel.
- The banners will only have letters, logos are not permitted.
- The colors of the banners will be restricted to basic, moderate colors.

The Development Overview Committee agreed to put a recommendation before the Council to send a letter to the County Planning Board in support of the banner signs.

#### Revision 15:

- Cafritz Development will be back in one or two months with a presentation on Buildings 7 and 8.
- The proposed Building 9 is currently the location of a stormwater management facility and the plan is to leave this area as an open space and take the proposed units for Building 9 and combine the units into Buildings 7 and 8.
- There will be an age restriction in Building 8.

- A trolley car was purchased and the plan is to place it between Building 7 and the playground.

Discussion/Questions:

- There is still a plan for a hotel on the site, the project is currently on hold.
- A committee member expressed concern about wasting energy at Habit Burger Grill; an exterior unit is pouring out hot air. Mr. Taub said that he will look into this.
- In the process of getting building permits for Building 5.

5. **Next meeting date and time:** Thursday, March 14, 7:30 p.m. at Town Hall

6. **Adjourn** by consent at 8:25 p.m.