

Town of University Park

Report of Meeting Development Overview Committee

Wednesday, March 28, 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, Suellen Ferguson, Town Attorney, Joe Schultz, Council Member, Ward 2 and Committee Member, John Tabori, Committee Member, Brad Hess, Council Member, Ward 3 and Committee Member, Len Carey, Mayor and *ex officio* Committee Member, David Caskey, Council Member, Ward 5 and Committee Member

Guests: Mark Regulinski (Riverdale Park Station), Robin Barnhard, and Brandon Freeman (Charles P. Johnson, Town's consulting civil engineers)

Absent: David Brosch, Committee Member, Joe Thompson, Council Member, Ward 1 and Committee Member

1. Approval of agenda

Motion: To approve the agenda.

Moved by: Mr. Schultz
Approved Unanimously

Seconded by: Mr. Caskey

2. Approval of Meeting Notes

Motion: To approve Meeting Notes for February 21, 2018.

Moved by: Mr. Tabori
Approved Unanimously

Seconded by: Mr. Schultz

3. Old Business

a. Riverdale Park Station: Review of proposed amendment to Detailed Site Plan

Mr. Regulinski distributed a copy of a letter addressed to Susan Lareuse along with the plan and images of the parking garage.

- Two levels (115 spaces) are being added to the top of the parking garage (this was in the original plan, but had been removed in an earlier amendment).
- The overall parking in the development is well above the required 80% under the original development plan.

- It appears that the multi-family residential will go faster than anticipated, as the townhouse sales have been more robust than anticipated and the leasing activity has been very strong. The accommodation of factors has driven them to increase the parking.
- The garage is projected to be open in September.
- The upper two levels will be restricted parking for the residents since they will have access directly into their building although the parking will be open to anybody who wants to rent a designated space.
- There is street parking along Woodberry, Van Buren, 46th, and Rhode Island Avenue. Mr. Regulinski has encouraged the Mayor and Town Manger of Riverdale Park not to consider permit parking for these streets.
- Ms. Wells pointed out that there was a concern at the Riverdale Park MUTC meeting. The original plan of the top two levels of the parking deck were architecturally the same as the lower floors (brick, windows) and now there is a very distinct change from the brick and the rest of the building and the windows have no glass. Ms. Wells said that Mike Arnold summed it up at the meeting by saying “we thought long and hard to get really nice exteriors for these buildings so they would be something we’d like to look at. So you come in and remove it and then you come back and you say we can’t match it so we are going to put this thing up that is cheaper and less beautiful”.
- The plan for Building 5 is market rate housing for all age groups.
- The Committee agreed that they did not wish to ask the Council to send forth any comments on this amendment as they were in agreement with the additional parking, and did not have significant concerns about the exterior appearance changes.

a. Landy Property

Robin Barnhard, Public Sector Division Section Head and Brandon Freeman, Engineer with Charles P. Johnson Associates were present to discuss the Landy Property.

Ms. Wells explained that the Development Overview Committee is not convinced with the argument that creating a retention pond, adding culverts under Belcrest Road and some bio-retention areas throughout the project will reduce the amount of runoff from that Landy Property into Wells Run by some percentage at full development. The Landy Property is upstream from University Park and the Committee is concerned about additional runoff particularly at full development because of the density.

Ms. Barnhard said that she was provided with the following documents to review: 100 Year Flood Plain Study by Soltesz (November 2017); Preliminary Prince George’s Plaza Transit District Overlay - Wells Run Flood Plan Investigative Final Report (May 2017); Statement of Justification for Variation Regarding the Flood Plain Impacts; Site Development Concept Plan.

- The part of the property that comes towards Belcrest would make its way into the stormwater management pond. This pond is called “water quantity treatment” which means it is there to retain the water, slow it down and release it at a certain rate.
- They will have a control structure with a 36” outfall pipe (water comes out of the pond and goes downstream). They are proposing adding a 48” pipe that comes from the culvert area

which would pick up the access water that is currently overtopping Belcrest to tie in and then discharge down under Belcrest, parallel to the culverts and discharge downstream in a 54" pipe. This will manage the other drainage area that comes through those culverts that is not associated with the Landy Property.

- Depending on how the control structure is configured is what is going to control the rate of release out of the pond. It is possible to slow the water down back to pre-developed conditions so that downstream area does not see an increase from this added water. It takes having the control structure and the pipe size correctly and having enough volume in this pond to be able to store that water temporarily and release it at that slower rate.
- In reference to the 100 Year Flood Plan Study, the stormwater management design is a conceptual design (preliminary). Ms. Barnhard was not given an actual stormwater management design for the pond itself.
- The concept plan at this point, the way is set up, would show the 6% indicated by the project's consulting engineers, and supports the conclusion that there will not be an increase in runoff based on the development if they follow through with the proposed maximum release rate of 49.2 cubic feet per second.
- The efforts they are making, if properly implemented, should stop the water from overtopping Belcrest Road during the 100-year flood/rainfall event.
- Ms. Barnhard recommended that the Committee make sure that the final design of the stormwater management pond will be capable of reducing the storm flows to the levels indicated in the Preliminary Subdivision Plan submittals and the engineering study.
- She also said it would be potentially useful to request a peer review for the final design of the stormwater management system to ensure that the preliminary findings and assurances will be met in the final plans.
- Mayor Carey said that the Nine Pond area which is downstream from Belcrest Road is a highly eroded channel and the Department of Public Works and Transportation need to be encouraged to take a look at that area when evaluating the impacts of upstream development.
- Ms. Ferguson confirmed with Ms. Barnhard that the information received from the Landy Property regarding stormwater is accurate to a certain degree. It is important that the final plan be done properly.

4. New Business

Gas Station at East West Highway and Belcrest Road

Ms. Wells asked the Committee if they are interested in getting involved with the re-development of the gas station on East West Highway and Belcrest Road. The plan is to put an office structure and a gas station at that intersection.

Mr. Tabori is curious as to where the city of Hyattsville is with this development. Ms. Wells will get more information on this matter.

Other

Ms. Wells will attend the Planning Board Meeting scheduled for March 29 to present the letter regarding the Landy Property.

5. Next meeting date and time: Wednesday, April 18, 2018 at 7:30 p.m. at Town Hall

6. Adjourn by consent at 8:55 p.m.