

Town of University Park

Report of Meeting Development Overview Committee

Wednesday, April 18, 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, 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, Joe Thompson, Council Member, Ward 1 and Committee Member,

Guests: None

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

1. Approval of agenda

Motion: To approve the agenda.

Moved by: Mr. Thompson **Seconded by:** Mr. Hess

Approved Unanimously

2. Approval of Meeting Notes

Motion: To approve Meeting Notes for March 28, 2018.

Moved by: Mr. Caskey **Seconded by:** Mr. Hess

Approved Unanimously

3. Old Business

a. Landy Property: Report on County Planning Board Action

Ms Wells reported that she had presented the letter from the Town to the County Planning Board on the 29th of March. The Planning Board voted to approve the Preliminary Plan of Subdivision for the project, with conditions. Our concerns about the stormwater management proposal were included, as the Planning Board seemed concerned with this issue. Also, our report on the clear-cutting of the trees from this property was commented on by the Planning Board, and duly noted as an issue. The Planning Board, while acknowledging that school capacities are outside of their purview, also took note of our comments about the overcrowded conditions of the University Park Elementary School and the other schools within the area (Hyattsville, College Park, Riverdale Park).

b. 3699 East-West Highway – Gas Station Remodel – Report on Hyattsville Planning Committee meeting

Ms Wells attended the City of Hyattsville Planning Committee Meeting on April 17 to hear their discussion of the renovations proposed for the gas station on the southwest corner of Belcrest Rd and East-West Highway. The proposal is to add 4 additional gas pumps, and to remove the existing building, and construct a new 2 story building at the rear of the property. Two (2) variations are requested, both for circulation around the gas pumps—one for 6” to the “build-to” line on East-West Highway (TDDP requires building to 25 feet from the property line, the proposed gas pump canopy will be 25’6” from the property line. The second one requests a variation of 7 feet (43 feet instead of 35 feet from the property line) on Belcrest Rd.

The Planning Committee expressed its concerns over lighting, signage, and landscaping. The developer stated that all of these would be in conformance to the Prince George’s Plaza Transportation District Development Plan guidelines, including LED light fixtures. The Committee also recommended that some art work or other detail be provided on the back of the new office building to prevent “community art” from appearing there an being an eyesore, or maintenance problem. The Committee was also concerned that runoff from the property, likely to be contaminated with gas, oil or other pollution be managed correctly.

The DOC recommended that the Town Council write a letter to the County Planning Board expressing our support for these issues (conformance with Prince Georges Plaza TDDP, lighting, art work, and storm drainage management.)

4. New Business

The issue of overcrowding of schools was discussed by the DOC. Overall, the DOC members agree that we have a significant issue. First, the schools are overcrowded now, and there has been no sign that the County Board of Education is planning to provide additions to the existing school, nor any new schools in our immediate area. Overcrowding is not limited to UPES, but includes Hyattsville, Riverdale and College Park elementary schools; the middle and high schools are also well over capacity.

The Prince George’s Plaza area and surrounding communities are seeing a massive amount of new residential development. This includes Editors Park (condos and apartments), apartments at Toledo Rd and Northwest Drive (apartments), the Landy Property (townhomes), the Cafritz property (townhomes and apartments), the Bozzuto Project (apartments), and many others now in the planning stages. The County Planning Board continues to approve these projects without requiring that adequate schools be available for the students who will live in them.

Land in this area is becoming increasingly expensive, and thus, land available for acquisition by the School Board is also at a premium. Recently constructed schools have been placed on open space and

park lands already in public ownership to save money, but this reduces the amount of available recreation space for those same new residents. This is not a viable long-term solution.

The DOC suggests that the Council (through the Mayor) work with the County Manager, Superintendent of Schools, County Council Chair Dannielle Glaros, County Councilwoman Deni Taveras, and the mayors of Hyattsville, Riverdale Park, and College Park (and others who may be interested) in developing a pro-active strategy for increasing school capacity within our part of the County.

The DOC made a formal request to the Council to develop a letter to the above listed stakeholders suggesting the creation of a task force to further study and develop strategies for improvement of school capacity.

Other

5. **Next meeting date and time:** Wednesday, May 16, 2018 at 7:30 p.m. at Town Hall
6. **Adjourn** by consent at 8:17 p.m.