

Town of University Park

Report of Meeting Development Overview Committee

Thursday, June 6, 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, 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, David Caskey, Council Member, Ward 5 and Committee Member

Absent: Joe Schultz, Council Member, Ward 2 and Committee Member, Brad Hess, Committee Member, Joel Biermann, Committee Member

2. **Approval of agenda** as amended (add smart cities and new developments) by acclamation.

3. Approval of Meeting Notes

May 9, 2019. To be tabled until the next meeting.

4. Old Business

a. Cafritz Property (Riverdale Park Station) Major Revision

- The original approval of the Cafritz development included multifamily buildings K, L, and M, located on the east side of the property.
- Building M has been used for stormwater management and this has worked out well and it was decided to leave this alone. One floor will be added to Building K and one floor to Building L to recapture the density from Building M.
- The team is seeking approval of three secondary amendments. 1) to increase the maximum height of the buildings from 6 to 7 stories; 2) to reduce the percentage of windows facing public streets to a minimum of 25%; and 3) to add a trolley car to be used as a restaurant and placed near the playground (Woodberry Street).
- The team seeking approval for a special permit to allow the buildings to be solely residential.
- The lot size of the two building has not changed, the shape of the buildings have changed a little.
- Building 7 (K) will have 338 unrestricted units; Building 8A/B (L) will have 195 age restricted units and 99 unrestricted units.

- At the MUTC meeting held on June 5, residents expressed concern of the view. The team agreed to create an image from the west side of the railroad tracks to show the impact of the buildings and the height of the buildings.
- Each building has its own garage.
- The buildings are required by code to mitigate noise in the area.
- The Planning Board meeting is scheduled for July 25.

Motion: To defer writing a letter of support until July 1 to see what Riverdale Park officially supports.

Moved by: Mr. Tabori
Approved Unanimously

Seconded by: Mr. Thompson

b. Dewey Property Project

- Martha Wells and Mayor Carey attended the Sub-Division Review Committee Meeting.
- There will be follow-up discussions regarding stormwater proposals.
- They expect that the parking will be largely incorporated into the buildings.
- They are going to the Planning Board on June 27 with their preliminary plan sub-division.
- Check with Brad Frome and find out what would be the best thing to say from his perspective about supporting Nine-Pond as part of the development and recommend that to the Council.

c. TDM Study (North County Transportation Demand Management) Update

- The County published a Tool Kit as a transportation action guide for urban communities and implementation strategies for transportation demand management. However, it does not provide any specific programs and practices for the County or the municipalities to adopt. No funding was identified.
- Mayor Carey has a letter in the works to Dannielle Glaros, at the Council's request, saying "you need to do something more than this".
- Mayor Carey agreed to find an electronic version of the Transportation Guide for the Committee members.

5. New Business

a. Smart Cities

- Mr. Tabori attended a meeting at Maryland University on "smart cities" which is an effort by Garret Knap to look at initiatives for improving urban development in this area under a Smart Cities concept.
- They focus on innovative concepts particularly the use of technology and the internet.
- Mr. Tabori will send a copy of the 5G presentation to the Committee members.
- There was a presentation on using sensors to track stormwater management. This is a training program for their students. It was suggested that they use Nine-Ponds as an additional case study.
- The third presentation was Demand Management for power, particularly electricity.

- The group will present a proposal on Energy for a National Science Foundation Grant and are asking for letters of support by mid-July from local communities. A representative is willing to come before the University Park Council to give a presentation.
- The program for doing the sensors for stormwater management is a University of Maryland funded project which is required by law, so it's not a short-term project.

b. Northwest quadrant of the intersection of Belcrest Road and East West Highway.

- The application is for a restaurant called Millers Ale House.
- The purpose of the application is to request an amendment for the construction of an 8,285 square foot eating and drinking establishment.
- The Committee agreed that Ms. Wells should talk to Hyattsville about this project.

c. Single Family House at East West Highway and Beall Circle

- Ms. Wells would like to look into this but she doesn't think it needs to come back to the Committee.

6. Next meeting date and time: Thursday, July 11, 7:30 p.m. at Town Hall

7. Adjourn by consent at 8:45 p.m.