

Town of University Park

Report of Meeting Development Overview Committee

Wednesday, September 13, 2018

7:00 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, Suellen Ferguson, Town Attorney, John Tabori, Committee Member, Brad Hess, Committee Member, David Caskey, Council Member, Ward 5 and Committee Member (arrived at 7:30), Joel Biermann, Committee Member

Absent: Len Carey, Mayor and *ex officio* Committee Member, Joe Schultz, Council Member, Ward 2 and Committee Member, David Brosch, Council Member, Ward 1 and Committee Member, Joe Thompson, Committee Member, Joel Biermann, Committee Member

2. Approval of agenda by acclamation.

3. Approval of Meeting Notes

Motion: To approve Meeting Notes for July 18, 2018.

Moved by: Mr. Tabori **Seconded by:** Mr. Caskey
Motion approved with 1 abstention (Mr. Hess)

4. Old Business

None

5. New Business

a. Upcoming New Projects

1. 7-11 Riverdale Park: SP-150003-01: Monument Sign permit.

Mr. Matt Tedesco gave a presentation on the 7-11 Monument Sign.

- Mr. Hess expressed his disappointment that nothing was put up to block headlights from shining on homes in University Park. Mr. Tedesco said that he will take this concern back to them to see if there are any other opportunities, other than shrubbery, that they would be willing to explore.
- The monument sign being proposed is 8 feet tall, 50 square feet on a brick base and will be placed in the general area where the dentistry sign was. The sign will be lit 24/7.
- MUTC development plan does not permit an internal illuminated monument sign. Due to the existing conditions with respect to the building being sited back as well as making sure the business is properly advertised, 7-11 is seeking an amendment to the special permit to accommodate the sign. Mr. Tedesco will be meeting with MUTC on October 3.
- Suggestions for lighting were: spotlighted sign, external illuminated.
- A concern is that internal illuminated signs can put drivers at risk when exiting the side streets.
- Mr. Tabori suggested that 7-11 perform a safety study by installing a mock sign to see if the glare from the sign is a concern when a car is exiting Sheridan Street

2. Gilbane Project: between CHE and University behind University Baptist and University Methodist churches.

Mr. Christian Cierra gave a presentation on the Gilbane Project.

- The vision is to integrate the project with the neighborhood and to have a perimeter road connecting to the Purple Line Metro Station.
- Roughly 100 (for sale) townhouses, 300 below market graduate student housing units, a central park and there may be a component of small neighborhood scale retail such as a Starbucks to help create a neighborhood vibe.
- Mr. Cierra said that he has no formal connection at the current time with the footpath near College Heights Estates. Although it would make a lot of sense to connect since there are professors that live both in University Park and College Heights Estates.
- There will be shuttles, bike paths and bike sharing.

3. Dewey Project: Site Development Concept Plan for Stormwater Management: Letter of Intent to submit application received. Located in the 9 Pond area, and large parking lot between Toledo and Belcrest and Adelphi Roads.

Mr. Ken Dunn and Ben Mosier gave a power point presentation on the Dewey Project.

- The areas that would drain to 9 Pond are: Northwestern High School, some of the residential areas, a significant portion of the P.G. Mall and some of the portion of the office space. This area is approximately 300 acres with 100 acres of impervious surface. This is a large area with minimal stormwater management.

- Down stream from 9 Pond they are looking at approximately 1 to 2 feet of reduction for the 100 year water surface elevation. At Baltimore Avenue, the flooding should dissipate by about 6 inches of reduction.
- The idea behind what they have designed is they are trying to treat runoff from all of the existing impervious area.
- Many of the trees around the 9 Pond area will be removed since most of them are unhealthy. The area will be landscaped with healthy, native trees that will fit into the environment.

Mr. Dunn explained that he still has to deal with the U.S. Army of Corp Engineers and that any support that the Town can give him, in a letter form, would be useful.

4. Landy Project: Discuss recommendation to Council re: Infrastructure DSP as amended.

Deferred. Will be discusses at the next meeting as storm water plan revision was not received prior to this meeting.

5. 3700 East West Highway: Change to internal configuration increasing number of units from 311 to 339 units.

- Revised to add 28 additional units.

b. Other Issues

1. Zoning Ordinance Rewrite: (Council Bills CB-13-2018 (Zoning), CB-14-2018 (Countrywide Sectional Man Amendments), and CB-15-2018 (Subdivisions))

a. Review of Public Hearings 9/4 and 9/11

b. Landscape Manual draft posted

c. Public Hearings by County Council on 9/18 and possible later dates

d. Proposed letter for Town Council to County Council re: CB-15-2018: Subdivision Code and CB-14-2018: County Wide Sectional Map Amendments (Procedures)

The Committee discussed what comments should be included in a letter to the County Council:

- Time limits should be increased from 30 days to 60 days for public comments.
- Traffic Study issue. (Title 27, while traffic study re-added, the language doesn't guarantee any requirement for action by developer or County in response to the findings)
- Guidelines do not have the same standing (lack authority) as requirements.
- Say something positive about the reduction in the "major/minor" limits.

- 10 units, vs. 11 units (possible typo). (review language about when action is triggered)
- Thank them for inserting “or a municipality” in review criteria.

In reference to the statement “any property owner or property owners agent may request that specific zones be considered for specific properties during the CMA process” a separate letter should be sent to the County stating that “the municipalities need to be part of that process” and ask them to clarify when the municipalities are going to be notified and given a copy of the proposal.

Ms. Ferguson agreed to get a copy of the comments made by College Park regarding the “short-term rentals”. The County is currently discussing CB-10-2018 and CB-11-2018 which provide that short-term rentals can be licensed in any zoning district (CB-10) and provide a licensing scheme for owners and “platforms” (e.g., Airbnb, VRBO, etc.) in the County.

Motion: The Development Overview Committee recommends that the Town Council and Mayor invite Dannielle Glaros to explain the proposed legislation and to field questions from town residents and the Council.

Moved by: Mr. Hess
Approved Unanimously

Seconded by: Mr. Tabori

2. County Council Bill CB-076-2018: An Ordinance Concerning Outdoor Advertising Signs (See email from Mayor Thompson of Riverdale Park). Do we want to recommend that the Town Council take a position on this issue?

- Mayor Thompson and his Council want to file objections to this ordinance.
- The ordinance allows existing signs to be moved to different places and allows digital billboards.
- The Committee agreed to ask Ms. Ferguson to draft a letter to the County Council stating that University Park is not in favor of this ordinance.

3. Small Cell Towers: See email from Mayor Carey about new FCC regulations which set rules for these installations. Do we want/need to create aesthetic requirements for these? Can we do so?

- The small cell towers are part of the 5G network which involves putting a lot of small back-pack sized cell units on poles.
- The FCC is saying you can’t say “no” to these cell towers. The Town needs to adopt an ordinance about this and set some rules on how they have to be applied for.
- Ms. Ferguson said that we can require that the cell towers be put on existing poles.
- Ms. Wells said that this item will be put on the October agenda.

4. UMD Golf Course: Proposal to re-purpose a portion of the course to athletic facilities. Report from public briefings, public discussion. Schedule session for separate meeting.

- Ms. Wells said that she is working on getting a briefing from the University about the Golf Course situation.
- Being that a lot of residents are interested in this issue, Ms. Wells suggested scheduling a special meeting to discuss the Golf Course.
- Mr. Hess said that this has to be well publicized within Town.

5. Discuss Changes to Town Permitting Process (schedule for later meeting)

6. Discuss Auxiliary Units (schedule for later meeting)

- 6. Next meeting date and time:** Thursday, October 11, 2018 at 7:30 p.m. at Town Hall
Note: Ms. Wells will be absent from the October meeting, Mr. Caskey will Chair this meeting.
- 7. Adjourn** by consent at 10:00 p.m.