

## **MEETING MINUTES**

### **Largo Town Center Development Board**

County Administration Building, Room 2027

14741 Governor Oden Bowie Drive

Upper Marlboro, MD

Monthly Meeting: January 11<sup>th</sup>, 2016

5:00pm – 7:00pm

**Member Attendees:** Dr. Jacqueline Brown, Vanessa Akins, Kenneth Baker, Dr. Rodney Harrell, David Iannucci, Nellvenia Johnson, John Lupo, Charles Renninger, Kelvin Robinson.

(Quorum Achieved)

**Staff Attendees:** Jackie Brown, Barbara Stone, Jordan Exantus, Leroy Maddox, Karen Zavakos.

**Absent:** Larry Hentz, Kenneth Battle, Armin Groeschel, Donny James, Louise McNairn, Andrew Scott and Mark Wasserman.

In order according to the agenda:

#### **I. Introduction of New Board Chair – Dr. Jacqueline L. Brown**

- i. Dr. Brown introduced herself to the Board as the newly designated Chair and provided the following information on her background.
  - a) 20 years working at Prince George's Community College (Community and Governmental Affairs).
  - b) Long-time resident of Prince George's County (District 6) and president of local civic association.
  - c) Community affairs/Governmental affairs professional.

#### **II. Welcome, Approval of Meeting Minutes and Quarterly Reports**

- i. The board reviewed, accepted and approved the October, 2015 and November, 2015 meeting minutes as well as the March – June, 2015 and July – September, 2015 Quarterly Reports.

#### **III. Discussion on Urban Land Institute (ULI) Technical Advisory Plan (TAP) for Largo Town Center**

- i. Mrs. Johnson opened the discussion on the ULI TAP process which many Board members contributed to.
  - a) Mrs. Johnson informed the board that the TAP Panel felt that the potential for Largo Town Center is even greater than initially conceived. The Panel recommended expanding the scope of the TAP recommendations to incorporate valuable assets in the surrounding area.
- ii. Mr. Iannucci – when can we expect to see the final report?
  - a) Mrs. Akins – it will take approximately three months for report to be finalized.
- iii. Mr. Renninger – how were interview participants selected?

- a) Mrs. Johnson – the Panel reached out to all Board members and additional recommendations were made by key stakeholders. Interviews were conducted in a panel format.
- iv. Dr. Brown – what was the scope of the TAP?
  - a) Mrs. Akins – the sector plan area was the defined scope but panel also looked at the surrounding context. The general recommendations fall in line with Board discussions and sector plan recommendations. The Panel placed special emphasis on the government needing to be a catalyst for development, placemaking and walkability, as well as promotion of Transit Oriented Development (TOD).
  - b) Mrs. Johnson – Largo study area is bounded by major highways, representing a key node for the county. However, there are some challenges due to large blocks.
  - c) Dr. Harrell – the area started out suburban, but assets lend themselves to an urban environment (Metro, jobs, hospital, etc.). One of the key recommendations was the need for a center (Event center, gathering space). The recommended name change for marketing/branding purposes could be very controversial in the community.
    - Mrs. Johnson – Name change was suggested because there are two “Largo Town Centers” there is the geographic place and there is the shopping center.
  - d) Mrs. Johnson – the Panel stressed the importance of place-making, saying there is no “there” there. Largo needs better signage, way-finding and a central gathering place (preferably programmed).
  - e) Dr. Harrell – related the experience of fans walking from FedEx field not being able to find their way back to the metro and how it is indicative of the need to establish a friendlier pedestrian environment. Also, he liked the recommendation of a purpose built County Government Building at the Metro site
    - Mr. Renninger – the Panel also stated that the County needs to do something with the Real Estate North of Arena Drive in order to get it back on the tax rolls and producing revenue.
  - f) Mr. Renninger – ULI felt that the Largo Town Center Development Board needed to have standing in Land Use decisions.
    - Mrs. Johnson – Right now various entities handle different pieces, so coordination is needed. So there is a question of implementation: who would coordinate this effort?
    - Mrs. Zavakos – Board could vet proposals affecting the sector plan area, but would require change in zoning law
  - g) Mrs. Johnson – the Panel also recommended establishing a Downtown Improvement District or similar vehicle with dedicated staff committed to plan implementation.
    - Mr. Iannucci – we should wait for the final report before reading too much into presentation.
    - Mrs. Akins – discussion is for reflection on the process as a broad exercise
    - Mrs. Johnson – we are not taking action on anything, just sharing insights
    - Dr. Brown – we can make recommendations on the final report.
  - h) Dr. Harrell – it is important to note that this was a public presentation and community members were there and are also discussing Panel recommendations.

- i) Mr. Lupo – the Board should take some action on the final report; have a discussion and vote on recommendations.
  - Dr. Brown – Yes, there should be a reaction.

#### **IV. Revised Largo Town Center Development Board Bylaws**

- i. Prior to the Bylaws discussion, Karen Zavakos announced that there is an ongoing minor amendment process which will affect the Largo Town Center Sector Plan.
  - a) CR-79-2015 – related to building heights
  - b) CR-4-2016 – related to “monumental” signage adjacent to the beltway
    - There will be a joint public hearing on February 16<sup>th</sup> for both resolutions
  - c) Mr. Renninger – proposed amendments have not come before the board, what is the source?
    - Mrs. Akins provided the Board with the background on the resolutions which were proposed in order to correct inconsistencies in the Sector Plan.
    - Mr. Exantus explained that CR-79-2015 will correct plan text to ensure that building height recommendations match the illustrative map.
- ii. Mr. Maddox re-introduced the bylaws discussion to the Board.
  - a) Mr. Renninger – why are we showing three year term limits? Have terms been added to the resolution?
    - Mrs. Johnson – we should drop term limits from the bylaws until the resolution is amended.
    - Mr. Iannucci – motion – to drop term limits from bylaws language until resolution is changed
    - Vote – Yes – all references to term limits will be removed
  - b) Mr. Iannucci – suggested language in E(2) be changed from “shall” to “may” when considering a board member for replacement due to excessive absences.
    - Dr. Harrell – not all members are representing an entity and have consequently not been appointed by a supervisor on behalf of their organization. Some members represent the community. Clarification language could be that the Council Chair would appoint replacement of non-affiliated Board members.
  - c) Motion – 50% of meetings attendance requirement
    - Vote – 5 yes/ 4 no
  - d) Several board members weighed in on meeting times and dates. Resolution specifies that board shall meet monthly and report quarterly. Currently meeting on 2<sup>nd</sup> Monday at alternating times. Dr. Brown stated that a long term schedule should be developed.

#### **V. Next Steps**

- i. Discussion on ULI TAP
- ii. Revised Bylaws
- iii. Meeting Schedule

**VI. Adjourn**

- i. Next meeting – March 14<sup>th</sup> at 5pm