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## Quarterly Status Report

(March 2015 - June 2015)

To: **Prince George's County Executive**  
**Prince George's County Council**

From: **Largo Town Center Development Board**

The 15 Members of the LTC Development Board include:

**J. Kenneth Battle**, Development Board Chairman; **Nellvenia Johnson**, Chief of Staff for Council-member **Derrick L. Davis**, District 6; **Vanessa Akins-Mosley**, Prince George's County Planning Department; **Kenneth Baker**, RPAI; **Armin Groeschel**, Atapco Properties, Inc.; **Dr. Rodney Harrell**, Resident; **Larry Hentz**, Prince George's County Economic Development Corporation; **David Iannucci**, Economic Development and Public Infrastructure; **Donny James**, Revenue Authority of Prince George's County; **John Lupo**, Kaiser Permanente; **Louise McNairn**, Resident; **Charles Renninger**, Resident; **Kelvin Robinson**, Resident; **Andrew Scott**, WMATA; **Mark Wasserman**, University of Maryland Medical System



## Introduction

The Largo Town Center Development Board was created through County Resolution 32-2014 on May 13, 2014, pursuant to Charter Section 506 for the purpose of implementing land use and policy recommendations for the development of land within the Approved 2013 Largo Town Center Sector Plan and Sectional Map Amendment area, including a new regional medical campus as a major public health institution. By establishing a multi-agency, public-private partnership the Board's mission is to undertake an in-depth assessment of all recommendations in the [sector] plan, evaluate existing conditions, and recommend a strategic implementation plan that maximizes development potential within the Largo Town Center [sector] plan area, builds consensus of vision in the community, and provides procedural certainty of process.

The Board is comprised of 15 members. Meetings are open to the public and are held monthly (on a Monday) alternating between daytime (3pm) and evening (6pm) meeting times. Meeting minutes are kept by staff and are available to the public. To date, all meetings have been held in the County Administration Building, Room 2027.

## Status as of June 31, 2015

The Board held its inaugural meeting on March 11, 2015 (minutes attached). The Board was presented with an overview of the enacting legislation (CR-32-2014), operational procedures, ethics and conflict of interest issues, and the Largo Town Center Sector Plan and Sectional Map Amendment. At the meeting board members discussed information presented, process for establishing bylaws and other Board objectives, meeting frequency, and initiating a tour of the Sector Plan area. Board members toured LTC on April 23, 2015.

The Board met for the second time on May 11, 2015 (minutes attached). The Board heard updates on the Regional Medical Center project and other development activities in the area. The Board also heard from WMATA about efforts aimed at improving bicycle and pedestrian access at the Largo Town Center Metrorail Station. The Board was introduced to Nick Over, newly appointed Vice President of RPAI who gave comments on RPAI's development plans at Largo Town Center (The Boulevard). The Board received a copy of the Detailed Site Plan for the Regional Medical Center (DSP-14028) for review and comment.

The Board met for the third time on June 15, 2015 (minutes attached). At this meeting, further updates on the Regional Medical Center were presented by applicant attorney William Shipp. M-NCPPC Development Review Staff presented the Board with key findings from the staff report for DSP-14208 (Regional Medical Center). Board members also heard an overview of transportation infrastructure in Largo Town Center. Board members discussed their review of the Detailed Site Plan (14028) and draft letter for submission to the Prince George's County Planning Board. The Board made recommendations for revisions to the draft letter prior to submission to Planning Board.

## Attachments



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Inaugural Meeting  
March 11, 2015  
2:30 p.m. – 4:30 p.m.

## AGENDA

### **I. Welcome and Introductions**

- Vice Chairman Councilmember Derrick Leon Davis

### **II. Overview of Council Resolution CR-32-2014**

- Vice Chairman Councilmember Derrick Leon Davis

### **III. Overview of Operational Procedures / Ethics and Conflict of Interest Issues**

- Karen Zavakos, Zoning and Legislative Counsel

### **IV. Overview of Largo Town Center Sector Plan and Sectional Map Amendment**

- Vanessa C. Akins, Chief, Strategy & Implementation
- William Washburn, Planner Coordinator, Community Planning Division

### **V. Next Steps**

### **VI. Adjourn**



## **MEETING MINUTES**

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

County Administration Building, Room 2027

14741 Governor Oden Bowie Drive

Upper Marlboro, MD

Inaugural Meeting: 3-11-2015

2:30pm – 4:30pm

**Member Attendees:** Enor Williams (Chair), Nellvenia Johnson, Kelvin Robinson, Vanessa Akins, David Iannucci, Mark Wasserman, Armin Groeschel, Charles Renninger, Dr. Rodney Harrell, John Lupo, Shyam Kannan, Donny James (on behalf of Peter Shapiro).

*(attended by Council Member Derrick L. Davis)*

Quorum Achieved

**Staff Attendees:**, Karen Zavakos, William Washburn, Jackie Brown, Barbara Stone, Jordan Exantus.

**Other Attendees:** Council Member Deni Taveras, Camille Exum, Sasha Desrouleaux.

**Absent:** Larry Hentz, Kenneth Baker, Louise McNairn.

In order according to the agenda:

#### ***I. Welcome and Introductions - Vice Chairman Councilmember Derrick Leon Davis***

- i. Councilmember Davis called the meeting to order and outlined the board's framework and purpose and the vision for Largo Town Center (LTC) as outlined in the approved Largo Town Center Sector Plan and Sectional Map Amendment.
  - a) Largo Town Center Development Board is an appointed body comprised of community members, key stakeholders, various department, agency and County representatives, as well as elected officials. Elected officials and stand-in members are not eligible to vote. 8-members are needed to establish a quorum.
  - b) Councilmember Davis spoke about envisioning Largo Town Center as a new downtown center for Prince George's County creating new opportunities through multimodal transit and high quality development, with the Prince George's Regional Medical Center as an anchor and catalyst. Capitalizing on the synergy developed through the planning and approval process, Councilmember Davis outlined the implementation strategy for achieving the community's vision of promoting the Largo Town Center as a true destination and heart of Prince George's County.
- ii. Introductions
  - a) Rodney Harrell – Resident, Property Owner, and Director of Livable Communities at AARP Public Policy Institute – Board Member
  - b) Bill Washburn – Planner Coordinator – Maryland-National Capital Park and Planning Commission – Staff
  - c) Vanessa Akins Mosley – Chief – Maryland-National Capital Park and Planning Commission – Board Member

- d) Enor Williams – Private Sector Professional with 25+ years of experience in construction development and Director of Facilities at Howard University Hospital – Board Chair
- e) Nell Johnson – Chief of Staff for Councilmember Derrick L. Davis – Board Member
- f) David Iannucci – Assistant Deputy CAO for Economic Development and Public Infrastructure – Board Member
- g) Jordan Exantus – Planner Coordinator – Maryland-National Capital Park and Planning Commission – Staff
- h) Armin Groeschel – Director of Leasing and Sales at Atapco Properties, Inc. – Board Member
- i) Shyam Kannan – Managing Director of Planning at WMATA
- j) Donny James – Economic and Real Estate Development Director at Revenue Authority – Stand/in for Peter Shapiro
- k) Charles Renninger – Long-time resident, involved in local development and advocacy for 40+ years and President of the Largo Civic Association – Board Member
- l) Mark Wasserman – Senior Vice President of External Affairs at the University of Maryland Medical System – Board Member
- m) Karen Zavakos – Zoning and Legislative Counsel – Staff
- n) John Lupo – Kaiser Permanente – recently expanded offices in LTC Planning Area – Board Member
- o) Kelvin Robinson – Transportation Engineer – Board Member

**II. Overview of Council Resolution CR-32-2014 - Vice Chairman Councilmember Derrick Leon Davis**

- i. Council Member Davis reiterated that Largo Town Center was one of the priorities for plan implementation in Prince George's County and that it was time for action. Development board legislation was established to help organize efforts around achieving the vision for the LTC as outlined in the 2013 LTC Sector Plan and Sectional Map Amendment. The Development Board's primary purpose is to undertake in-depth assessment of all recommendations in the plan, evaluate existing conditions, and recommend a strategic implementation plan that maximizes development potential within the LTC plan area, builds consensus of vision in the community, and provides procedural certainty of process.

**III. Overview of Operational Procedures / Ethics and Conflict of Interest Issues – Karen Zavakos, Zoning and Legislative Counsel**

- i. Karen Zavakos (Legal Counsel) went over “ground rules” governing the Largo Town Center Development Board
  - a) Board created by law and subject to regulation through the [Open Meetings Act](#)
    - Must have an agenda, the agenda must be published, meetings must be advertised and publicly accessible, minutes must be approved each meeting
  - b) Board is created by charter as a “Temporary Advisory Board”

- c) County Code dictates records of attendance be kept, quorum be established to conduct official business and for members to give advance notice of absences
- d) Board is encouraged to adopt by-laws, especially to establish rules on how it wants to conduct public participation
- e) Conflicts of interest – private interest that directly connects to work of the board
  - government entities excluded
- f) Rules of Engagement – Board should establish a Person of Record to speak on behalf of the body during Planning Board and County Council hearings
  - Positions of board (voting) are official
- ii. Chairman Williams stated that the board would like by-laws to be drafted
- iii. Chairman Williams outlined the Board's purpose as building consensus and pushing work to be done in accordance with the sector plan and overall vision of transforming Largo Town Center into one of the premier downtown centers in the region by 2035; with the type of high quality development that residents have demanded as the first priority.

#### **IV. Overview of Largo Town Center Sector Plan and Sectional Map Amendment**

- i. Vanessa Akins, Chief of Strategy & Implementation, introduced the approved *Largo Town Center Sector Plan and Sectional Map Amendment* project and William Washburn, Project Coordinator.
- ii. William Washburn, Planner Coordinator, Community Planning Division – gave a power-point presentation on specific plan elements; background, analysis and vision.
- iii. Vanessa restated the importance of the recent designation of zip code 20743 as a Health Enterprise Zone and the implications for health and economic development.
- iv. Chairman Williams asked for insights on the plan and development progress in the area
- v. Mark Wasserman, Senior Vice President of External Affairs at the University of Maryland Medical System spoke on progress related to the Prince George's County Regional Medical Center. He identified three tracts:
  - a) Tract 1 – Design and Land Use – things in this area are steadily moving forward. State funding has been appropriated, project currently moving into design development.
  - b) Tract 2 – Funding – County funding (\$208 million) helped to galvanize support by the project by promising matching dollars. Continuation of State commitment is pending (\$208 million) due to the administration change at the state level, but early indicators suggest that Governor Hogan is “on board” with the project. There will be a hearing next week where the appropriation will be defended. Currently, the larger funding challenge is related to supporting the current medical facility before the new one is built. There was a \$15 million budget shortfall in the Operations & Maintenance budget created by the new administration. The State is looking at revisiting the subsidy. We should have answers by April 14<sup>th</sup>, 2015.
  - c) Tract 3 – Certificate of Need (CON) – Maryland Healthcare Commission. Mark indicated that in Maryland medical facilities operate like a utility and there is a need to adjust to the new rate setting system. It is expected that the CON will

receive a docketing which triggers a process to render judgement. Therefore, all those who might oppose the project must make their case. Governor has submitted a letter of support for the CON. Best case scenario would mean “throwing dirt around” at the end of the year. Worst case scenario would be case litigation and legal wrangling which could drag out for a couple years.

- vi. Council Member Davis asked to revisit the Largo Town Center Sector Plan renderings which convey the vision for the LTC. He stated that the illustrated dynamic is doable and that LTC should be a major destination for the County.
- vii. Vanessa Akins gave a brief report on the outcomes of the community meeting related to the Primary Healthcare Strategic Plan and the Regional Medical Center at which over 300 residents were in attendance. The community liked what they saw and heard. County Executive Rushern L. Baker III spoke at the meeting and offered his support for the project. The hospital will exemplify iconic architecture and will be transformative to the area. Mrs. Akins promised to provide further details of the project at future meetings.
- viii. Rodney Harrell stated that currently hospital satisfaction rates in the area are around 40% compared to 67% nationwide
- ix. Mr. Renninger stated that too often developers seek to opt-out or find loopholes to depart from sector plan standards and zoning requirements. Additionally, many developers will opt to do the lowest end of standards when remaining in compliance. Mr. Renninger also stated that many of the new developments do not guarantee the retail square footage asked for in the plan. Ultimately, the enforcement mechanisms to ensure development in accordance with the plan are lacking teeth.
- x. William Washburn provided the Board with more detailed overview of current development activities including Largo Park, Ascend Apollo, Largo Centre West and the Crescents at Largo Town Center
- xi. Mark Wasserman asked if there are any density bonuses (incentives) for developers
- xii. William Washburn explained that there are no current density bonuses in place and that the plan area is full of “holes”. These holes are opportunity sites to bring in the housing and other development to complete the community and provide the population metrics required to meet thresholds for increased investment (higher density)
- xiii. Chair Williams forecasted that the Largo Town Center Development Board will likely set-up subcommittees and that he envisions one of those committees being related to design standards and ensuring that development occurs in accordance with the sector plan to help address the compliance issues brought up by Mr. Renninger.
- xiv. William Washburn stated that the hospital site includes County property as well as a portion of the Boulevard at Capitol Centre.
- xv. Vanessa Akins declared that the missing piece of the project is the future of retail around the hospital site. Current owner/developer is RPAI.
- xvi. David Iannucci advised the Board that RPAI is on board with the proposed changes and that they are anxiously awaiting the docketing of the CON. At this point some level of design work has already been conducted.

- xvii. Shyam Kannan made reference to page 21 of the Largo Town Center Sector Plan and asked about the square footage benchmarks for full build-out. Based on initial calculations he estimated that new development could result in a \$15 million increase in fare-box revenue from increased transit ridership. He stated that this is a compelling argument to use when speaking with developers.
- xviii. David Iannucci clarified that in the preferred full build-out scenario on the Boulevard at Capital Centre footprint, the only property to remain long-term would be the Magic Johnson Theatre.

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

- i. Chairman Williams suggested adding specific subcommittees to the bylaws
  - a) Finance
  - b) Economic Development
  - c) Transportation
  - d) Design Standards
- ii. Meeting frequency was discussed and requirements to submit quarterly reports.
  - a) Vanessa Akins indicated that other development boards meet monthly, but it is up to the board members to determine regularity of meetings and meeting times
  - b) Nellvenia Johnson recommended holding monthly Board meetings
  - c) Shyam Kannan recommended alternating day and evening meetings monthly
  - d) Rodney Harrell, John Lupo and Kelvin Robinson supported alternating meeting times
  - e) Chairman Williams suggested scheduling presentations from developers at future meetings
  - f) Nellvinia Johnson asked if board members were interested in taking a tour of the Largo Town Center area
  - g) Armin Groeschel expressed an interest in a tour and also seeing places which have achieved the vision of what Largo Town Center is seeking to become. He asked how do we achieve the vision, how do we attract the right companies, etc.?
  - h) Rodney Harrell suggested that on the front end the board should talk about marketing and recruitment strategies.
  - i) Vanessa Akins asserted that the Maryland-National Capital Park and Planning Commission can provide additional background on plan development and community engagement to answer the questions; How did we get here? And Where are we going?
  - j) David Ianucci suggested bringing in private sector representatives to explain modern development paradigms to clearly demonstrate what factors encourage what type of development.
  - k) Vanessa Akins and Chairman Williams suggested that the tour could take place on a weekend and that they would reach out to board members about possible dates.
  - l) Rodney Harrell requested that board members receive electronic materials instead of paper

**VI. Adjourn**

- i. Chairman Williams asked if there are any further comments and/or a motion to adjourn.
- ii. Motion to adjourn presented by Nellevenia Johnson
- iii. Second by Shyam Kannan
- iv. Meeting adjourned at 4:30pm



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2nd Meeting  
May 11, 2015  
6:00 p.m. – 7:30 p.m.

## AGENDA

### I. Welcome and Approval of Meeting Minutes

- Chairman Enor Williams

### II. Update on Regional Medical Center Project

- David Iannucci

### III. Update on Development Activities in Largo Town Center

- William Washburn

### IV. Improving Bicycle/Pedestrian Access at Largo Town Center

- WMATA

### V. Next Steps

### VI. Adjourn



## **MEETING MINUTES**

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

County Administration Building, Room 2027

14741 Governor Oden Bowie Drive

Upper Marlboro, MD

Monthly Meeting: 5-11-2015

6:00pm – 8:00pm

**Member Attendees:** Enor Williams (Chair), Kelvin Robinson, Vanessa Akins, David Iannucci, Larry Hentz, Kenneth Baker, Armin Groeschel, Charles Renninger, Stan Wall, Dr. Rodney Harrell(via phone).  
(attended by Council Member Derrick L. Davis)

Quorum Achieved

**Staff Attendees:** William Washburn, Jackie Brown, Barbara Stone, Jordan Exantus, Bobby Williams.

**Other Attendees:** Nick Over – RPAI, Bernard Holloway.

**Absent:** Nellvenia Johnson, Peter Shapiro, Mark Wasserman, Louise McNairn, John Lupo, Karen Zavakos,

In order according to the agenda:

#### ***I. Welcome and Approval of Meeting Minutes - Chair Enor Williams***

- i. Mr. Williams thanked everyone for attending and indicated that a quorum had been established.
  - a) Minutes from March 11<sup>th</sup> meeting were unanimously approved.

#### ***II. Update on Regional Medical Center Project – David Iannucci***

- i. Mr. Williams introduced Mr. Iannucci, presenter for the hospital project update.
- ii. Mr. Iannucci gave a power-point presentation illustrating the progress on the Regional Medical Center (RMC) Project.
  - a) Hospital builds on the Transit Oriented Development (TOD) strategy outlined in the approved sector plan.
    - Largo is identified as a “TOD Priority” area
  - b) \$650 million project with iconic architecture visible from the beltway
  - c) CON docketing took 18 months
    - A target of 9 months after docketing has been set for groundbreaking
  - d) We are still waiting on a decision from the state of Maryland for re-instatement of operation and maintenance money (\$15 million)
  - e) The RMC project will be the first “teaching hospital” in Southern Maryland with a comprehensive set of services.
  - f) Hospital will generate significant economic impacts including approximately \$400 million in economic activity and 2,600 new jobs in the County.
    - Construction will generate a one-time impact of over \$600 million

- RPAI is primed to begin redevelopment of the 51 acre site adjacent to the hospital and is projected to double the economic impact of the project area (\$0.8 billion) and generate additional synergistic development effects.

iii. Comments from board members

- a) Rodney Harrell: Want a good neighbor for the community. Additionally, he would like special attention to be paid to and potential traffic issues and would like supporting infrastructure to support connectivity
- b) Vanessa Akins: We have a copy of the site plan for sub-committee review. Also, development review staff is willing to present to board if necessary.
- c) David Iannucci: local plans and the vision for the area calls for a walkable/pedestrian friendly environment.

### ***III. Update on Development Activities in Largo Town Center – William Washburn***

- i. Mr. Washburn gave comments on development activities in the area and fielded questions from the board. Printed materials were distributed highlighting progress on development sites.
  - a) The Regional Medical Center has submitted application for development review (expedited TOD)
    - Detail Site Plan and Subdivision will go before the planning board on June 18<sup>th</sup> (since changed to June 25<sup>th</sup>)
    - Mr. Renninger asked if the (Revenue Authority's) parking garage is included in the submittal and if not, when it will occur.
      - Due to the length of the construction process and current prioritization the planned parking structure is not included, but will be submitted at a later phase. Right now, project review is based on surface parking metrics.
  - b) Largo Park – 318 dwelling units at Arena and Lottsford Rd. – currently under construction
    - Includes retail space along Lottsford (Renninger)
    - Wide streets and a lack of on-street-parking contributes to a non-pedestrian environment (Harrell)
    - “Placemaking” is part of the process, right now, on-street parking is not on the table (Washburn)
    - What can the board do to ensure development projects focus on creating pedestrian friendly environments? (Harrell)
  - c) Ascend Appollo – 1,700 apartments at full build-out, southern portion now under review (DSP)
    - Concern due to numerous departures from sector plan requirements – we [Development Board] need to look more closely at projects to ensure outlined sector plan standards are being adhered to (Renninger).
  - d) Largo Centre West – moving ahead without any issues (DSP has been approved)
  - e) Crescents – DSP currently pending, there are some issues with the townhomes due to the proximity to the highway.

- Plan has some complete streets concepts – median, on-street parking, etc. (Renninger)

#### **IV. Improving Bicycle/Pedestrian Access at Largo Town Center**

- i. Mr. Wall from WMATA offered comments on Station Planning in Largo Town Center
  - a) There was a Station Access study done for Largo Town Center which looked at strategies to incorporate multi-modality.
  - b) WMATA is excited by the number of planned housing units in the area, as density helps promote walkability; would like to see more on-street parking and buffers to improve the walking experience; would also like to see more retail in the area to promote walkability.
  - c) WMATA met on the hospital project to look at pedestrian safety and connectivity issues; recommending specific traffic calming measures near their station including bulb-outs, medians and are working with the County on the Central Avenue Connector Trail project which will link the project to other Metro Stations along Central Avenue.

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

- i. Mr. Baker introduced Nick Over, newly appointed Vice President for RPAI who gave comments on RPAI's development plans in Largo Town Center
  - a) RPAI is currently working on plans for site and have been waiting for the docketing of the CON. Now that the CON is docketed, they are moving forward.
    - Kelvin Robinson stated the community wants high quality development and retail tenants
  - b) Currently working to establish the vision, refine the vision and develop a realistic phasing plan for development.
  - c) Regional Medical Center and the Metro Station are the current drivers for development.
  - d) Need to work with board, community, and other stakeholders
  - e) Plan to work “within” the sector plan
- ii. Chair Williams stated that the next step moving forward will be to establish subcommittees
- iii. Chair Williams stated that the board needs to spend time getting “caught-up” and learning about all the development activities and details of current and proposed projects.
- iv. Dr. Harrell suggested developing a Board Statement of Objectives and Concerns
- v. Vanessa Akins stated that due to the high level of concern over parking and traffic issues that it may be appropriate to invite a transportation expert to the next meeting
  - a) Mr. Renninger asked if trails people can also be invited
  - b) Vanessa responded that someone can provide an update on the current trail project at the next meeting

**VI. Adjourn**

- i. Next meeting planned for June 15<sup>th</sup> at 3:00pm
- ii. Chairman Williams asked if there are any further comments and/or a motion to adjourn.
- iii. Meeting Adjourned



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3rd Meeting  
June 15, 2015  
3:00 p.m. – 4:30 p.m.

## AGENDA

### I. Welcome and Approval of Meeting Minutes

- Chairman Enor Williams

### II. Update on Regional Medical Center Project

- Development Overview - William Shipp
- Detail Site Plan Review - MNCPPC Staff

### III. Infrastructure/Transportation - MNCPPC Staff

- Traffic Circulation
- Parking
- Complete Streets
- Bike/Ped

### IV. Board Input/Recommendations - Kelvin Robinson

### V. Next Steps

### VI. Adjourn



## **MEETING MINUTES**

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

County Administration Building, Room 2027

14741 Governor Oden Bowie Drive

Upper Marlboro, MD

Monthly Meeting: June 15, 2015

3:00pm – 4:30pm

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

Quorum Achieved

**Staff Attendees:** Jackie Brown, Barbara Stone, Jordan Exantus, Cathy Kanning.

**Other Attendees:** Whitney Chellis – M-NCPPC, Kenneth Baker II, Sasha Desrouleaux, Lavinia Baxter – County Exec. Ofc., Henry Zhang – M-NCPPC, Bill Shipp – OMNG, David Bickel – Soltesz, Tom Masog – M-NCPPC, Fred Shaffer – M-NCPPC, Alan Hirsch – M-NCPPC, Leroy Maddox – County Council.

**Absent:** Enor Williams, Peter Shapiro, Mark Wasserman, Armin Groeschel, Louise McNairn, Stan Wall.

In order according to the agenda:

#### ***I. Welcome and Approval of Meeting Minutes - Chair Enor Williams***

- i. Vanessa Akins opened the meeting on behalf of Chairman Williams who was absent.
  - a) Since quorum was not yet achieved at the start of the meeting, minutes approval was moved. Attendees were asked to review the May 11, 2015 meeting minutes.

#### ***II. Update on Regional Medical Center Project – William Shipp/M-NCPPC Staff***

- i. Mr. Shipp, applicant attorney for the Regional Medical Center Project gave a project overview via power-point presentation. He stated that the Regional Medical Center is a very important project for the County and is seeking additional support from the development board for the project.
  - a) Continuance on Planning Board hearing from June 18, 2015 to June 25, 2015
    - Preliminary Plan (parcels, roads)
    - Site Plan (design, water, etc.)
  - b) The Certificate Of Need (CON) is currently in the docketing stage → final steps
  - c) Land Development outlined by the Detailed Site Plan (DSP)
    - Road configuration is a key component of project development
      - Hospital Drive – public street with bike lanes and parallel parking
    - Employee entrance on South end close to Largo Town Center Metro station
    - Sidewalk along service road switched to east side in order to allow avoidance of service entrance
    - Main entrance will be located across from retail outlets
    - Several opportunities for future expansions (see stacking diagram)

- The applicant has been working closely with staff to work through issues to best fit local context and desires
- Development planned on the RPAI (retail) side of the site will be phased to occur in conjunction with hospital completion (complementary uses).
- Traffic study was submitted with Detailed Site Plan (DSP)
  - Intersections show acceptable Level of Service
  - Ramp off beltway may need restriping or reconfiguration
    - North bound ramp – outer loop
    - South bound ramp – inner loop
    - To Arena Drive
- Phase I – 252 hospital beds with an eventual expansion to 400 beds
- Bike/Ped improvements focused on connections to metro
  - Crime Prevention Through Environmental Design (CPTED)
  - Lighting and safety features are key drivers
    - Project will rely on police input and enforcement

ii. Comments/Questions

a) Mr. Renninger – Parking structure is not a part of the DSP → what are the parking requirements for this project? Is surface parking sufficient?

- Mr. Shipp – an 1,100 space parking garage will be developed and will “catch-up” with the current hospital development to be fully constructed before the opening of the hospital. Surface parking alone is not adequate. The DSP for the parking garage is expected soon.
- Mrs. Johnson – Timing? Are you confident that the DSP for the garage will catch-up? What happens if it doesn’t?
- Mr. Shipp – It HAS to catch up
  - For the hospital, the permit and construction process is very long and complex comparatively.
- Mr. Hirsch – The garage is relatively simple to design and build. With the expedited TOD process, it is anticipated that the garage will be built before the hospital is completed.
- Mr. Shipp – the current DSP considers many factors associated with the garage (site, water, traffic, etc.). So, when the garage DSP is being developed, much of the work will already have been completed through the current DSP and can be repurposed. Architecturally, garage design will need to be compatible with the hospital.
- Mr. Renninger – Is there money in the CIP for the garage? Where is financing coming from?
- Mr. Iannucci – Tax increment financing and the hospital itself, not CIP

iii. Henry Zhang (M-NCPPC) gave overview of the DSP staff report – staff recommended approval with conditions

a) Parking

- Calculated approximately 4 spaces for each hospital bed (approx. 924 spaces)
- Retail – 3 spaces/1,000sf → 804
- Restaurant – 10 spaces/1,000sf → 728
- Movie Theater – 0.25 spaces/seat → 661
- 8 loading spaces required
- Total (campus) parking spaces provided → 3,280

b) Conditions for approval

- Departure requested to alter loading dock height
- Plan calls for short (550-1100ft) blocks → need amendment to allow 1350ft block
- Build to line requirements cannot all be met due to design of building and shape of site → departure needed
- Frontage – amendment to depart from requirement that building must occupy 50% of frontage
- Amendment – allow the hospital to not use architectural corner elements, and to not follow the 3:1 height to width ratio
- Parking amendment – allowable spaces limit exceeded by 123 spaces
- Complete streets – needed to accommodate sidewalk requirements

iv. Comments/Questions

- a) Mr. Renninger – Condition concerning parking structure should be imposed
- b) Alan H. – Hospital permitting will take much longer than for the garage, so the garage is not conditioned; project won't be encumbered.
- c) Mr. Renninger – legal opinion will be asked for at the planning board hearing
- d) Mrs. Johnson – What happens if garage isn't completed?
- e) Mr. Shipp – we have the same goals – we want to keep the project moving forward
- f) Mrs. Johnson – we are meeting (as a development board) to be proactive and address issues before they become issues. We don't want to slow the process, but we need the garage.
- g) Mr. Zhang – adequate parking will be required before issuance of a use and occupancy permit for the hospital
- h) Mr. Shipp – will work with staff/applicant to get a condition added to the DSP regarding parking garage completion prior to hospital use and occupancy permits being issued
- i) Mr. Renninger – can we hear from the Revenue Authority what their thinking is? We want to hear what they are thinking. We support the overall project.
- j) Dr. Harrell – the goals of the project and the community need to be given equal value (all in agreement).
- k) Mrs. Akins – the entire Board supports the new Regional Medical Center.

### **III. Infrastructure/Transportation – M-NCPPC Staff**

- i. Mr. Shaffer provided the board with an overview of bike/pedestrian and transit access related issues.

- a) Worked with applicant to improve the “spine road” (Harry S. Truman Extended) with pedestrian crossings, bike lanes, and 6-8 foot sidewalks.
- b) CB-2-2012 – Bike/Ped. Adequacy bill – currently reviewing submittals
  - Looking for on and off-site improvements
  - Currently reviewing bike/ped impact study
  - Working to develop recommendations with County Executive’s office, implementing agencies, etc.
  - Complete streets in accordance with Largo Town Center Sector Plan
  - Cost cap – must have demonstrated nexus with development
    - Off-site improvements must help improve access for users
  - WMATA bridge improvement – vital to project
  - ADA upgrades and bus shelters planned

ii. Comments/questions

- a) Mrs. Johnson – please clarify “off-site” improvements
- b) Mr. Shaffer – Off-site improvements include:
  - WMATA bridge, intersection improvements at Harry S Truman Dr. and Largo Dr., bus shelters, crosswalks, pedestrian call buttons, ADA curb ramps, pedestrian lighting, and way-finding signage
  - Road agencies have identified additional improvements to serve future phases
    - Prioritized list has been created
    - Cost cap based on proposed square footage in each phase
- c) Dr. Harrell – Is street furniture included? (Trash receptacles, benches, etc.)
- d) Mr. Shaffer – yes, if desired, street furniture can be incorporated. However, ADA, lighting, crossings, etc. have been the expressed priority.
- e) Dr. Harrell – four groups need to be considered as development occurs in the Largo Town Center Area:
  - Residents – development needs to be a “good neighbor”, engaged with the community, safe and open, and integrated into the broader context.
  - Employees
  - Patients
  - Visitors
- f) Dr. Harrell suggested that the board develop a statement expressing the desired urban environment in Largo in order to promote elements which aren’t required, but would be best practices.
- g) Mr. Shaffer – Off-site requirements separate from on-site requirements
  - On-street parking is being considered
- h) Mr. Robinson – Will there be bike lanes on the connector road running parallel to Arena Dr.?
- i) Mr. Shaffer – No. Road is already at limit for Right-of-Way dedication. On Lottsford and Arena (share the road) signage to be used instead.
- j) Mr. Renninger – Where are the bus shelters going to be located?
- k) Mr. Shaffer – Largo Center Dr. and other undetermined locations.

- Currently, coordinating with WMATA to integrate with existing bus routes and new planned routes

- l) Dr. Harrell – expressed the need to focus on big picture thinking – we want to make recommendations which help to achieve the long term vision for Largo Town Center
- m) Mr. Shaffer – the Detailed Site Plans for other nearby developments are being conditioned to require complete streets.
- n) Mr. Robinson – What is the traffic impact study methodology?
- o) Mr. Masog – CLV Methodology
- p) Mr. Robinson – What about synchro analysis for traffic light timing, etc?
- q) Mr. Masog – no standard for synchro. Up to the road agencies to determine.
- r) Mr. Lupo – is there a possibility of new circulator (bus) route? Or to increase frequency of bus services in the area?
- s) Mr. Shaffer – bus service will be re-evaluated as development occurs
- t) Mr. Masog – no circulator yet proposed, since patronage level isn't high enough yet
- u) Mr. Lupo – Kaiser is looking for increased connectivity to surrounding area
- v) Mr. Masog – Largo Town Center future downtown development has much work left to do to achieve vision
- w) Mr. Renninger – CB-16-2015 – Food truck legislation – proposed hub at the Metro station. Do we want this?
- x) Mr. Maddox – legislation is yet to be voted on
- y) Mr. Renninger – can the Board invite someone to present impacts?
- z) Mr. Shaffer – Arena drive bike lanes are not included in this Detailed Site Plan, and deemed not feasible now, but can be revisited in the future

#### ***IV. Board Input/Recommendations – Kelvin Robinson***

- i. Mr. Robinson stated that the Detailed Site Plan had been reviewed and a draft letter had been prepared for submission to the Planning Board. He asked that the Board review the draft and provide comments.
  - a) Mr. Renninger suggested the revised draft letter be circulated electronically for additional comments.
  - b) Mr. Iannucci stated he was not comfortable with the current language and time constraints of the review process.
  - c) Dr. Harrell suggested developing something more general in nature since consensus might not be achievable in such a short time frame.
    - Mr. Iannucci agreed, saying there would be several consequences for each recommendation in the existing letter and it would take a significant amount of time to evaluate each one thoroughly.
  - d) Motion from Mr. Renninger to develop new letter with general comments.  
Second by Mr. Robinson.
  - e) Roll-call vote → 5 yes, 3 no, 1 abstain
  - f) Mr. Iannucci – general concepts are okay, but specifics are problematic.
  - g) Ms. Akins – revised draft to be submitted electronically to board for review by Wednesday (6/17).

h) Dr. Harrell – timing is an issue, but we should proceed to help establish a process, come together and identify general goals for development in the area.

**V. Next Steps**

- i. Mrs. Akins – asked that the Committee set up a meeting, review the staff report, revise the letter and resubmit for Board approval.
- ii. Ms. Akins – since quorum has been established, does someone want to move to approve the minutes?
  - a) Renninger – motion → approved
    - Asked that agenda and minutes be provided further ahead of time for next meeting
- iii. Mrs. Akins – it had been requested at a previous meeting that RPAI be available to present at the July Meeting.
  - a) Mr. Baker – Will be ready to present in the fall (August – October)

**VI. Adjourn**

- i. Next Board meeting is July 13<sup>th</sup> at 6:00pm
- ii. Meeting Adjourned