

MEETING MINUTES

Largo Town Center Development Board

County Administration Building, Room 2027

14741 Governor Oden Bowie Drive

Upper Marlboro, MD

Monthly Meeting: July 11th, 2016

7:00pm – 8:30pm

Member Attendees: Dr. Jacqueline Brown, Kenneth Baker, Nellvenia Johnson, John Lupo, Charles Renninger, Louise McNairn, Kierre McCune, Kelvin Robinson, Dr. Rodney Harrell, Nina Albert.

(Quorum Achieved)

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

Absent: Donny James, Larry Hentz, Armin Groeschel, David Iannucci, and Mark Wasserman.

Visiting Guests: Matthew Tedesco, Evens Charles, Torben Agesen, Vanessa Akins, Tracy Prigmore, Ed Gibbs, Gary Rentsch, Kimberly Cooper.

In order according to the agenda:

I. Welcome, Approval of Meeting Minutes – Dr. Jacqueline L. Brown

- i. Minutes were reviewed and approved unanimously.

II. Homewood Suites Hotel – DSP-89010/04 and 4-16012 – Matthew C. Tedesco, Esq.

- i. Mr. Tedesco introduced the project team and started PowerPoint presentation
 - a) Mr. Charles (ownership group) introduced himself and gave background of the Frontier Development and Hospitality Group
 - Started small scale, been focused on hospitality since 2010.
 - Own assets in six states, including Hilton Doubletree in Largo Town Center
 - Invested over 19 million in Doubletree to do significant renovations, now number 1 service hotel in Largo
 - b) Homewood Suites (by Hilton)
 - Top extended stay hotel in the industry
 - All units will be suites with full kitchen (contemporary design)
 - 116 Suites, 4 stories, 180,000sf plus meeting space
 - 41 FTE jobs created, 1.4 million in wages
 - \$50,000 local contracts annually
 - \$500,000 tax revenue annually
 - \$20,000,000 project (\$813,000 tax revenue from construction)
- ii. Discussion
 - a) Mr. Renninger – masonry or brick standards in plan, mentioned stucco which is not preferable. Any idea about road behind property?
 - Mr. Tedesco – aware of building material standards, working on conformance.
 - Mr. Charles – franchise has material and design standards set by Hilton
 - b) Mr. McCune – what considerations were given to walkability and access to the road?

- Mr. Tedesco – sidewalks are planned throughout the area, will undergo BPIS and there is a new bus shelter proposed. There is a front and rear walkway, but no direct connection from building to parking lot.
- c) Dr. Harrell – Pedestrian access is important, the future vision of this area is walkable Transit Oriented Development, special importance should be placed on this issue.

III. Staybridge Suites – DSP-15041 – Edward C. Gibbs, Esq.

- i. Mr. Gibbs introduced the project on behalf of Tharaldson Hospitality, a current landowner in Largo who have been involved in several local projects.
 - a) Project is on East side of Lottsford Road one lot North of Apollo Dr.
 - b) Have already met with Largo and Lake Arbor Civic Associations
 - Were asked to substitute red brick for stacked stone and have accommodated request. Brick will be on 2-3 stories and top stories are EIFS.
 - c) 5-stories
 - d) Comparable to Homewood Suites
 - Offering studio, 1-bedroom, and 2-bedroom suites
 - e) Pool
 - f) DSP recently accepted for processing with support from local leadership and local civic associations
- ii. Discussion
 - a) Mr. Renninger – had extensive conversations with applicant and many changes were made to conform with the sector plan. Existing site is vacant except for footings.
 - b) Dr. Harrell – Pedestrian access is important. What is the market for long term hotels?
 - Mr. Gibbs – There has been a huge increase in demand for hotel rooms in the last few years. Extensive market research has been done.
 - c) Mr. McCune – With regard to pedestrian access, is there only one sidewalk? There should be additional ingress/egress.
 - Mr. Gibbs – point taken
 - d) Mr. Lupo – Does property have meeting space?
 - Mr. Gibbs – no property is geared towards families.

IV. Discussion – Largo Town Center, Maryland: A ULI Advisory Services Panel Report

- i. Mr. McCune introduced ULI Panel Project and Report via PowerPoint
- ii. Discussion
 - a) Mr. Renninger – Prince George’s County owned properties were purchased because no one wanted them. Not sure resale is feasible. There is already a lot of workforce housing in the County, not sure they looked at the bigger picture. We need more employment opportunities. Who will pay for the government center?
 - b) Ms. Johnson – there is an ad-hoc housing committee looking at strategies for addressing countywide housing issues
 - c) Chair Brown – does report include review of sector plan and interviews?
 - Mr. McCune – yes, also includes recommendations and critique of implementation strategies
 - d) Dr. Harrell – Will M-NCPPC put forth an opinion of report?
 - Mr. McCune – could look at long-term vs short-term. A lot depends on when hospital project comes on-line.
 - Workforce housing is necessary for establishing a mixed community which is friendly to all users.
 - Re-Branding is a wasted effort – marketing efforts should build on name

- e) Chair Brown – next steps?
 - Ms. Johnson – waiting for input from County Council and/or Planning Board
- f) Dr. Harrell – ULI is respected widely, this report validates Largo's potential and should be shared widely.

V. Next Steps

- i. Get responses to questions from hotel presentations
- ii. Chair Brown – should we recommend project go to PB?
 - a) Mr. Renninger – both project still have issues not conforming to Sector Plan. Including, materials, setbacks, walkways/pedestrian access. Plans are still going to change, it would be premature.
 - b) Ms. Johnson – DSP has yet to be accepted for the first project and the second is working its way through the process.
- iii. Chair Brown – Next step should be to ask the staff reviewer to come back and discuss details once the DSP is almost ready to go before the Planning Board.
- iv. Ms. Johnson – Statement on concept? Approval of use?
 - a) Mr. Renninger – use is approved by right
- v. Dr. Harrell – more thought needed on projects, we can discuss what items we may like to see changed. How late can Board interject?
 - a) Mr. Renninger – up to the day of the Planning Board hearing
- vi. Staff will be invited to Largo Town Center Development Board in advance of preparation of final staff report.

VI. Adjourn

- i. Next meeting – September 12th at 7pm