

MEETING MINUTES

Largo Town Center Development Board

County Administration Building, Room 2027

14741 Governor Oden Bowie Drive

Upper Marlboro, MD

Monthly Meeting: September 12th, 2016

7:00pm – 8:30pm

Member Attendees: Dr. Jacqueline Brown, Kenneth Baker, Nellvenia Johnson, John Lupo, Charles Renninger, Louise McNairn, David Iannucci, Kierre McCune, Kelvin Robinson, Larry Hentz, Catherine Jones.

(Quorum Achieved)

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

Absent: Donny James, Dr. Rodney Harrell, Armin Groeschel, and Mark Wasserman.

Visiting Guests: Alan Hirsch, Cynthia Fenton, Henry Zhang, Suzanne Nickle, Sharnece Holmes, Anthony Brown.

In order, according to the agenda:

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

- i. Dr. Brown introduced new WMATA representative Catherine Jones.
- ii. Minutes were reviewed and approved unanimously.

II. Homewood Suites Hotel – DSP-89010/04 and 4-16012 – Staff - Development Review Division, Prince George's County Planning Department

- i. Mr. McCune asked about Board process relating to acting on Detailed Site Plans
 - a) Chair Brown – We will answer questions, make comments, develop a position and vote on position.
 - b) Mr. Zhang – (Staff) report is published, no changes can be made. Board must submit written testimony (to Planning Board).
 - Mr. Renninger – have witnessed last second changes on several occasions
 - Mr. Hirsch – typically only occurs when there are errors or unforeseen issues
 - c) Ms. Fenton – Staff report is not complete, applicant will be making changes to address concerns brought up during SDRC meeting (August 26th). Revised plans are due by October 6th and the Planning Board hearing will take place on November 10th. Applicant can request a 70-day-waiver if unable to address all required changes in time.
 - Mr. Zhang – after receiving revised plans, will submit for referrals
 - Mr. Renninger – how can we make decisions if there are pending amendments to standards?
 - Mr. Zhang – Should include statements of justification in referral
 - Ms. Johnson – at SDRC applicant was asked to revise submittal and architecture standards?
 - Ms. Fenton – yes, applicant was asked to meet conformance and/or submit revised SOJ (statement of justification)
 - d) Chair Brown – we need as much lead time and information as possible

- e) Mr. Renninger – we need to know ASAP whenever amendments to DDOZ are proposed
 - Mr. Hirsch – application is submitted, SDRC meeting occurs, staff relates concerns to applicant, applicant is now working on a revised package. They will give a 30-day lead. Waivers have been reduced to 45 days from 70.
- f) Ms. Johnson – this application is in flux
 - Mr. Hirsch – feedback is part of the process
- g) Mr. Baker – Date SDRC response to be received?
 - Ms. Fenton – 35 days before the hearing (Nov. 10th)
- h) Mr. Renninger – maybe we need to consider going back to monthly meetings to be able to respond to this case.
 - Chair Brown – yes, this might be a good idea – we will receive package ASAP?
- i) Mr. Zhang – yes, we will submit revised package to Board
 - Ms. Johnson – can you please include SDRC comments?

III. Staybridge Suites – DSP-15041 – Staff – Development Review Division, Prince George’s County Planning Department

- i. Mr. Hirsch – Staff report – analysis of application as it relates to regulations
- ii. Ms. Fenton – location, standards, requirements of DDO, MUI, DDOZ, preliminary plan of subdivision, etc. (see page 3)
 - a) Pg. 4 – standards for parking, etc.
 - b) Pg. 5 – approvals and design features
 - c) Pg. 6 – compliance with evaluation criteria and applicant justification of any diversions from standards
 - Build to line and building frontage requirements not met due to security concerns relating to putting parking in rear of building
 - Signage
 - Architectural design – design complies
 - Roofs – standard is not mandatory
 - Zoning and Requirements – conformance with preliminary plan requirements
 - Landscape manual – “general conformance” some minor changes
 - Woodland and Wildlife Habitat Conservation – general conformance, some recommendations have been conditioned
 - Tree Canopy – some minor changes required
 - Agency comments – 18 recommendations, 6 amendments all supported by staff, conditions must be met before sign-off (certification)
- iii. Discussion
 - a) Mr. Renninger – any changes you recommended denial?
 - Ms. Fenton – No
 - b) Mr. Renninger – can you provide details on signage?
 - Ms. Fenton – 24” area to 25” – Brick with metal
 - Mr. Renninger – do letters conform to sign standards?
 - Yes
 - 13. E. – what is special nature of “proposed use”? is hotel special?
 - Ms. Fenton – not traditional commercial, not residential, sort of in between.
 - c) Mr. Renninger – motion – plan is generally consistent with sector plan and we have no objections.
 - Second – Ms. Johnson
 - Approved by vote

IV. Next Steps

- i. Mr. Renninger – revised hospital plans, we should discuss changes
 - a) Ms. Johnson – council will hold a briefing soon
 - b) Mr. Iannucci – UMD – Dimensions submitted an amended plan for CON to reduce costs by \$100 million and slight reduction in size. Reduction of rooms to approximately 215 – 205. Operating rooms reduced from 11 to 9. Ambulatory care facility reduced. Floor reserved for utilities will be removed, some things like HVAC will go to the roof. CON to be approved in October, getting close and things are moving forward. Estimate groundbreaking 9 months after approval of CON.
 - Mr. Renninger – if you take utilities floor out, this is a major architectural revision, how will that impact the submission? Still don't have a submittal for parking structure?
 - Mr. Hirsch – approved DSP must go through a revision process. Minor vs major depends on percent change of total square footage.
 - c) Mr. Lupo – construction complete 18 – 24 months from groundbreaking?
 - Mr. Iannucci – 36 months
 - d) Mr. McCune – notification?
 - Mr. Exantis – Board registered as Largo Community group, will receive notification than request to be party of record on project.
 - e) Mr. McCune – also want board to be advocacy group to push recommendations outlined by ULI

V. Adjourn