

MEETING MINUTES

Largo Town Center Development Board

County Administration Building, Room 2027

14741 Governor Oden Bowie Drive

Upper Marlboro, MD

Monthly Meeting: September 11th, 2017

7:00pm – 8:30pm

Member Attendees: Dr. Jacqueline L. Brown, Dr. Rodney Harrell, Larry Hentz, Kenneth Baker, Nellvenia Johnson, John Lupo, Kierre McCune, Charles Renninger, Louise McNairn, and David Iannucci.
(Quorum Achieved)

Staff Attendees: Jackie Brown, Charlotte Aheart, Vanessa Akins, Jordan Exantus, Leroy Maddox, Karen Zavakos.

Absent: Donny James, Armin Groeschel, Catherine Jones, Kelvin Robinson and Mark Wasserman.

Visiting Guests: Craig Friedson (Retail Properties of America Inc), Andre Gingles (Gingles, LLC), Nick Over, Nick Dewy, Monica Campbell, Jerenze Campbell (SKC Early Education Center), Stuart Cain (Lennar), Thomas Haller (Gibbs and Haller), Deborah Spencer.

In order, according to the agenda:

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

- i. Minutes were reviewed and approved unanimously by the Board.
- ii. Quarterly Reports were approved unanimously by the Board.

II. Redevelopment of the Boulevard at Largo Town Center - RPAI

- i. Craig Friedson and Andre Gingles gave a power-point presentation highlighting plans for redevelopment of the Boulevard at Largo Town Center.
 - a) Background – RPAI operates 160 properties with a focus on retail. They have 12 properties in the District of Columbia, Maryland, Virginia (DMV) region where they look to create a “ground floor experience” that serves as a driver for active communities.
 - b) The new University of Maryland Capital Region Medical Center project provided the excitement that helped to catalyze plans to pursue redevelopment of the site.
 - c) Proposed redevelopment will be mixed-use and is being designed to leverage the existing assets; the Largo Metrorail Station, the I-495 Beltway, and the future hospital.
 - d) The redeveloped Boulevard will feature year-round programming and a central open space to help create a unique experience that is proven necessary to compete in the declining retail environment.
 - Emphasis on the pedestrian experience;
 - Public space – can be converted to ice rink in winter
 - Phase I – density around public space with retail on 1st floor and residential above, with a development type that follows guidance from the Largo Town Center Approved Sector Plan.
 - e) Central green/lawn – roughly 1 acre.
 - f) Store fronts will be set back 25 feet from road to provide space for pedestrians, outdoor seating, plants, etc.

g) Looking to file the Preliminary Plan of Subdivision within 60 days. It is anticipated that Phase I will open along with the opening of the hospital in 2021.

ii. Questions

- a) Mr. McCune – How will access to Metro work?
 - There are plans to improve the pedestrian bridge connecting the Metro station with the hospital site. There will also be direct connections from the hospital to the central green.
 - Will there be southern access via Harry Truman? – Yes, improvements will be made to the road to improve access.
 - Mrs. Johnson - Harry S Truman drive will undergo a “complete streets” renovation
- b) Dr. Harrell – Will there be a “sight corridor” from the Metrorail Station to the Central Green?
 - There will be a corridor, but there are no guarantees concerning what the hospital will do on their site to potentially impede views.
 - Does traffic from events at FedEx Field factor into designs? – No, not considered
 - What is the apartment/condo mix? – The mix will be driven by market demand, still studying dynamics.
- c) Mr. Renninger – concerned that the AMC (movie theater) site may create a barrier between the hospital, Metrorail Station and Central Green.
 - After demolition, infrastructure will be installed to create street grid.
- d) Mr. Iannucci – County will provide 210 parking spaces; overall project will be a Public-Private-Partnership.
- e) Chair Brown – what is anticipated retail mix?
 - The goal is to rebrand and provide improved retail options. RPAI will work with the community to recruit desired retailers.
- f) Mr. Hentz – The Prince George’s County Economic Development Corporation has been involved with marketing the project with high-end retailers who have expressed an interest.
- g) Dr. Harrell – there is a perception of Largo as a declining or dying retail center, it would be good to have a website and other mechanisms to keep the community up to date with the work being done.
- h) Mr. Iannucci – the hospital has been named, work is being undertaken to select contractors, demolition is to start soon, and the groundbreaking is on November 30th.
- i) Mrs. Johnson – once you’ve submitted the Preliminary Plan of Subdivision, will you plan to come back to the Board to present?
 - Yes, we can come back
 - What is the anticipated date of demolition? – Once we get approval on entitlement(s) we are looking at approximately 10 months after filing.

III. SKC Early Learning Center @ Tapestry – LENNAR & SKC Early Learning

- i. Mr. Haller introduced the Board to the SKC Early Learning Center at Tapestry project whose host structure Tapestry was constructed in 2015. Mr. Cain (VP of Development - Lennar) provided the Board with some details about the project and Dr. Campbell (Co-Founder – SKC Early Education Centers) explained the efforts behind establishing an Early Learning Center in the Tapestry property.
 - a) Mr. Cain – Tapestry has 318 units and 27,000sf of retail space. 95% of the residential units are already occupied, but retail is lagging behind a bit. Currently, two retail leases have been signed, one with a furniture gallery and the other with the SKC Early Learning Center, a 7,500sf center which will be built-out by year-end.

- b) Dr. Campbell – SKC started in 2006 and has been operating in Prince George’s County since 2009. SKC is a Christian based center currently going through the accreditation process. SKC serves kids from 4 months old up to 4 years old. SKC also provides before school and after school care for older students.
- ii. Questions
 - a) Chair Brown – how will pick-up/drop-off work?
 - The entrance will be at the end of the building where there is an existing sidewalk and available parking.
 - Mr. Haller – SKC is required to provide an outdoor play area, will fence off portion of the area in front of building and create a rubberized play area between the building and sidewalk.
 - b) Chair Brown – any progress on additional retail leases at Tapestry?
 - In talks with a restaurant and a few other options.

IV. Discussion

- i. Mr. McCune – any possibility of Amazon to Largo?
- a) Mr. Iannucci – we are working diligently with EDC to nominate potential sites for competition.

V. The Meeting was Adjourned

- i. Next meeting November 13, 2017