

MEETING MINUTES

Largo Town Center Development Board

County Administration Building, Room 2027

14741 Governor Oden Bowie Drive

Upper Marlboro, MD

Monthly Meeting: March 12th, 2018

7:00pm – 8:30pm

Member Attendees: Dr. Jacqueline L. Brown, Dr. Rodney Harrell, Kenneth Baker, Nellvenia Johnson, Donny James, John Lupo, Kierre McCune, Charles Renninger, Louise McNairn, Kelvin Robinson, and David Iannucci.

(Quorum Achieved)

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

Absent: Larry Hentz, Armin Groeschel, Catherine Jones and Mark Wasserman.

Visiting Guests: Aaron Bast, Ray Clealand, Arthur J Horne, Jr., James Hunt, Sherri Conner, Tom Masog, Andre Gingles, Craig Friedson.

In order, according to the agenda:

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

- i. The meeting minutes, as presented, were approved unanimously.

II. Preliminary Plan of Subdivision #4-17023 – Boulevard at the Capital Centre

- i. Staff from the Prince George's County Planning Department (Sherri Conner, Tom Masog, and James Hunt) briefed the Board via power point on the Preliminary Plan of Subdivision (PPS) for the Boulevard at the Capital Centre.
 - a) Ms. Conner – PPS #4-17023 builds on the previously approved PPS #4-15009 which establishes geometric boundaries for the Hospital and Capital Shopping Center sites which occupy land owned by one property owner. PPS #4-17023 proposes 16 new parcels on the Boulevard at the Capital Centre to support the future development of 1,200,000 square feet of mixed-use space including 3,000 multifamily dwelling units and commercial space.
 - b) Mr. Masog – PPS #4-17023 includes examination of adequate public facilities at critical intersections and a proposed “diverging diamond interchange” to mitigate increased traffic on Arena drive over the beltway. There would be no turn within the interchange that would require waiting at a traffic light.
- ii. Questions/Discussion
 - a) Mr. Renninger – the interchange must be built before the development can be built?
 - Mr. Masog – yes, road capacity will be maxed out once the hospital development comes online. Construction of the interchange will be required to redevelop the Boulevard.
 - Mr. Renninger – we should establish a condition requiring the interchange to be built before full build-out of the Boulevard.
 - Mr. Gingles (representing applicant) – staff is currently reviewing the traffic study, they will work with the County to comply with all needs.

- b) Dr. Harrell – what are the sources of funding for the interchange?
 - Mr. Gingles – there are a variety of sources including the applicant. The project will require public and private investment.
 - Dr. Harrell – is funding something that could delay the development?
 - Mr. Gingles – we have determined the necessary improvement, will work diligently to ensure timely delivery of the project.
 - Mr. Renninger – would like to see funding for the interchange included in the CIP to ensure improvements are made.
 - Mr. Gingles – fully intend to meet criteria for adequate public facilities, will not be treated any differently than any other applicant.
- c) Dr. Brown – what is happening now to ensure that this project comes online in time? Included in the CIP?
 - Mr. Gingles – approval of the PPS will actually help to catalyze the momentum to move the project forward.
- d) Mr. Renninger – what is the timing for approval of the interchange through the Federal government?
 - Mr. Gingles – it will require several months, no definitive timeline
 - Mr. Friedson (representing applicant) – this improvement will not impact beltway traffic which should help streamline approval process.
- e) Mr. Renninger – is it realistic to expect this project to open at the same time as the Regional Medical Center?
 - Mr. Gingles – we are optimistic and will push as hard as possible.
 - Ms. Johnson – this is a phased project, so maybe does not require immediate construction (of interchange).
- f) Mr. Renninger – after hospital is built, road capacity is maxed out?
 - Mr. Friedson – No, the existing retail is grandfathered, so they can start some buildout before the interchange is constructed. It is the proposed medical offices (later phases) which cause the capacity breach.
 - Ms. Johnson – we need to focus very carefully on transportation to ensure timely delivery of projects and efficient flow of goods. The Board needs to be in the loop to ensure phasing and capacity issues are communicated during the process.
- g) Mr Lupo – with opening of Regional Medical Center and the Boulevard, how do traffic impacts from increased development impact construction process for the interchange?
 - Mr. Friedson – the interchange is designed to add capacity to the existing bridge, so vehicular movements continue as normal until interchange is finished.
- h) Mr. Renninger – would like to review the conditions of approval before taking a position.
 - Mr. Gingles – Planning Board hearing will be on April 12th, Staff report is due April 7th, Conditions can be made available at that time.
 - Mr. Renninger – would like to see before the staff report is done. Can Transportation section accommodate?
 - Mr. Masog – a referral will be made to subdivision (which can be shared)
 - Ms. Johnson – what will language on referral state?
 - Mr. Masog – “funded, permitted and designed for construction”
- i) Dr. Harrell – moving forward, the Board (should) support the diverging diamond interchange as a viable solution to the traffic needs as created by new development.
 - Mr. Gingles – each process requires a finding of adequacy which either exists or needed improvements earmarked (funded, permitted, and designed). “Prior to issuance of permits that move project beyond adequacy, improvements need to be fully funded, etc”.

- j) Dr. Harrell – Motion – support improvement and support funding of proposed improvement to allow full buildout of the proposed development at the Boulevard at the Capital Centre.
 - Vote – motion passes
- k) Mr. Renninger – Arena Drive name has changed, this is very confusing.
 - Ms. Conner – majority landowner petitioned County and got approval from adjacent property owners.

III. Potential Project: Iron Workers Local 5 @ 9301 Peppercorn Place

- i. Mr. Horne related his client's interest in purchasing property in Largo Town Center. Iron Workers Local 5 would like to rehab an existing vacant building at 9301 Peppercorn Place. The building would be used as a training facility for iron workers, all work would be done indoors.
- ii. Questions/Discussion
 - a) Mr. Renninger – why do you need indoor crane?
 - Crane is for mock-ups so apprentices have an opportunity to simulate real construction process.
 - b) Mr. Renninger – will there be any outdoor storage?
 - No
 - c) Mr. Renninger – are trade schools a permitted use?
 - Yes
 - d) Mr. Renninger – do improvements amount to more than 10%?
 - No, only slight changes to building, no significant square footage will be added
 - e) Mr. Renninger – what sector plan requirements must be met to renovate?
 - Dumpsters will need to be screened, will need to file DSP to raise the roof (18ft)
 - f) Mr. Renninger – will there be welding on site?
 - Yes
 - g) Mr. Renninger – where will ventilation be? What will pipe size be?
 - Ventilation will be in rear of building, piping will be approximately 12 feet and shielded by screen wall.
 - h) Ms. McNairn – will there be noise from operations?
 - No
 - What about smell?
 - Filter will remove all particulates
 - i) Mr. Renninger – will you work with local schools?
 - It depends on school, some colleges take credits (BCC), while others don't (PGCC)
 - j) Ms. Johnson – what are the details of training program?
 - It is a 4-year program. Participants make \$19/hr out of high school, they receive a raise every 6 months. After 4 years, they will earn \$31/hr. They recruit out of local high schools, job fairs, and community. Strong desire to stay in Prince George's County, have outgrown current facility. Also offer "returning citizens" program and "helmet to hard hat" program.
 - k) Mr. Lupo – what is the size of your staff?
 - 14 people, some located in Baltimore
 - l) Ms. McNairn – what will hours of operation be?
 - 9 to 5 for business operations, 4 to 7 for school.
 - m) Chair Brown – where do you recruit teachers from?
 - Internally
 - iii. Mr. Renninger – motion – project is not inconsistent with sector plan provided there is no outside work or storage.
 - a) No action

IV. Potential Project: Assisted Living Facility @ Crescents “Parcel B”

- i. Mr. Horne – there is expressed interest in establishing an assisted living facility in the multifamily building planned at the Crescents property. It is not a permitted use, but would compliment the new regional medical center. There are several interested parties who would like to locate this type of facility near the new hospital. Would need to submit a DSP to allow assisted living in the use table.
- ii. Questions/Discussion
 - a) Mr. Renninger – this building was required to meet the density requirements. Would the number of interior units be maintained?
 - Yes, numbers would be very similar
 - b) Ms. Johnson – what would the interior changes be?
 - Would be very similar to original design, units may be a little bit smaller and increase total numbers.
 - c) Mr. Renninger – would the amenities package remain?
 - Yes, it would
 - d) Mr. Renninger – if we change the use table, all MUI areas will be eligible
 - e) Dr. Harrell – there are some safety concerns for potential residents crossing the adjacent streets, which are very wide and heavily trafficked.

V. Discussion/Next Steps

VI. The Meeting was Adjourned