



**CITY OF COLLEGE PARK ADVISORY PLANNING COMMISSION**  
**4500 KNOX ROAD COLLEGE PARK, MARYLAND 20740**  
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**ADVISORY PLANNING COMMISSION**  
**MINUTES OF MEETING**  
**December 4, 2008 – 7:30 P.M.**

**PRESENT:** Advisory Planning Commission – Robert Day, Lawrence Bleau, Heidi Jones-Huffman, John Krouse and Chuck Smolka; Planning Staff – Terry Schum, Dorothy Friedman and Tershia Williams

- I. **Call to Order:** Robert Day called the meeting to order at 7:15 p.m.
- II. **Approval of Minutes:** Lawrence Bleau moved to accept the minutes of October 30, 2008, after the correction of Chuck Smolka's name in the last paragraph. Heidi Jones-Huffman seconded. The motion carried 5-0-0.
- III. **Amendments to Agenda:** There were no Amendments to the Agenda.
- IV. **Public Remarks on Non-Agenda Items:** There were no Public Remarks on Non-Agenda Items.
- V. **Update on Development Activity: Detailed Site Plan – Varsity Student Housing** – Dorothy Friedman reported that the developer, College Park Gateway Properties, LLC, is proposing to construct a mixed-use development with student housing and retail. The development is to be located on the now occupied Merchant's Tire, Alario's and Jerry's Subs and Pizza as well as 1.07 acres of land currently owned by M-NCPPC. The proposed building will be six-stories with 260 residential units (912 beds) and 22,100 square feet of retail and an integrated parking plaza, providing 242 spaces. The proposed development site is 3 ½ acres and the density is 73 units per acre. The development portion of the property is zoned Mixed-Use-Infill (M-U-I) and the remaining portion of the site (west and south) is owned by Park and Planning and is zoned Reserved-Open-Space (R-O-S). The proposed materials are brick faced with two contrasting colors, fiber cement panels, fiber cement siding, aluminum windows and energy star roof. The elevation along Route 1 has a covered arcade. A significant portion of the property is wooded and undeveloped and the entire site is located within the floodplain. Prior to signature approval of the Detailed Site Plan, the applicant shall prepare a detailed stream restoration and reforestation plan for the approval of the Planning Board. The Preliminary Plan of Subdivision was continued by the Planning Board on November 13, 2008. It was approved by the City Council at their November 18, 2008 regular meeting. The Detailed Site Plan application will be heard by the Planning Board on January 22, 2009 and will be heard by the City Council at their January 6, 2009 worksession. Staff has not finalized their staff report and have no recommendation at this time.

Chuck Smolka suggested that the commission submit comments to Mayor and Council indicating their concerns and recommendations for the project. Larry Bleau volunteered to prepare a letter to circulate to the commissioners sometime next week. Terry Schum stated that APC's comments would be submitted to the Mayor and Council with planning's staff report for the January 6, 2009 packets. The issues to be addressed in the letter include:

- Parking shortage and impacts on neighborhood
- ZIP car incentives and parking spaces to be provided
- Overall building footprint is too large
- Environmental impact
- Fire and life safety concerns, use of chairlifts instead of ramps
- Lack of connector footpath behind building
- Traffic impact on Route 1

**VI. Review and discussion of APC powers and duties:**

Commissioners received copies of the Advisory Planning Commission powers and duties from the City Code. Terry stated that she spoke to the City Manager, Joe Nagro, about including APC on one of the Worksession agendas. Terry also stated that several council members have formed a College Park Strategic Plan sub-committee. Terry suggested that the Commissioners invite the committee members to an APC meeting to discuss the role APC might play in working with the committee.

**VII. Central US 1 Corridor Design Charrette:**

The Prince George's County Planning Department has initiated a new Comprehensive Sector Plan and Sectional Map Amendment for the US 1 Corridor and adjacent properties located within the City of College Park. They are holding a Hands-on Design Session open to the public on Saturday, December 6, 2008 at Paint Branch Elementary School from 8:30 a.m. to 2:00 p.m. The Charrette is scheduled for five days, which will include several presentations and technical meetings. They will be meeting with developers, small businesses and transportation experts.

**VIII. Other Business:** John Krouse announced that his term expires on January 31, 2009 and he will not be renewing for another term. John was appointed to the APC in July 2008 for a six-month term.

**IX. Adjourn:** There being no further business, the meeting was adjourned at 9:30 p.m.