

**Special Session Minutes  
College Park City Council  
Tuesday, September 20, 2022**

**PRESENT:** Mayor Pro Tem Mitchell; Councilmembers Kabir, Kennedy, Esters, Whitney, Adams, Rigg, Mackie.

**ABSENT:** Mayor Wojahn

**ALSO PRESENT:** Kenneth Young, City Manager (Via Zoom); Bob Ryan, Acting City Manager; Janeen S. Miller, City Clerk; Yvette Allen, Assistant City Clerk; Terry Schum, Director of Planning; Miriam Bader, Senior Planner; Robert Marsili, Director of Public Works; Valerie Graham, Student Liaison; Adrian Andriessens, Deputy Student Liaison.

During the regularly scheduled Worksession on September 20, 2022, a motion was made by Councilmember Rigg and seconded by Councilmember Kennedy to enter Special Session. The possibility of the Special Session was included in the agenda. The motion passed 8-0 and the Special Session was convened at 8:12 p.m.

**22-G-129 Recommendation on DSP-21024 for the EcoGrads development**

Ms. Schum said this is a follow-up to the Worksession two weeks ago and reminded Council of where we left off. City staff has worked with County staff and the applicant to work through the issues. The applicant has decided to withdraw their request to modify the parking standards to provide less parking, and has agreed to provide all of the required parking spaces on site. Ms. Schum reviewed the revised conditions. There have been two last minute changes:

- Condition 4A – show all required 109 parking spaces on site in the parking garage.
- Condition 8F – delete “if needed” and put a period after operation.

These changes will be reflected in the corresponding sections of the Declaration of Covenants before it is sent for signature.

For the Applicant: Mr. Tedesco, Mark Manzo, Karen Carpenter, Mike Lenhart, Brandon Fritz: Mr. Tedesco reviewed the evolution of the parking plans. The applicant is going back to the original proposal to provide all parking on site. They will formally withdraw their request to the County for a modification allowing the reduction in parking, and request approval of the DSP showing that all parking of 109 spaces will be provided on site. He expressed some concern about the request to remove “if needed” from 8F; they do not expect to do any pile driving. Request for another modification to 4B in the revised conditions for the 6 designated parking spaces to be for “commercial/visitor” spaces. Staff has no objection to the requested change to 4B.

Council discussion about removing the words “if needed” from revised condition 8F: This request is made in response to specific concerns they receive from residents regarding construction noise. Ms. Schum said construction is allowed from 7 a.m. – 6 p.m. Mr. Tedesco said “if needed” would be if all other avenues to address the concerns have been exhausted; they anticipate adhering to the law. After review of the language in the DOC #11, Mr. Tedesco withdrew his objection to dropping “as needed” from the revised conditions.

Regarding the concern about only providing 6 visitor spaces on site: Overflow parkers may be available at The Cambria.

**A motion was made by Councilmember Esters and seconded by Councilmember Whitney that the City Council support approval of DSP-21024 (EcoGrads) with revised conditions, and a Declaration of Covenants in substantially the form attached, as recommended by staff.**

There were no comments from the audience.

Councilmember Kabir said he hopes the apartments will be for graduate students and be affordable, mirroring the name of the project. Mr. Tedesco said the applicant is not requesting a designation by the City to designate the housing as affordable.

**The motion passed 8-0.**

**Exit Special Session:** Mackie/Adams, 8:43 p.m., passed 8-0.

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Janeen S. Miller, City Clerk