

1 THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

3
4
5 TERRAPIN HOUSE
6 Conceptual Site Plan, CSP-20002

7
8 T R A N S C R I P T
9 O F
10 P R O C E E D I N G S

11
12 COUNTY ADMINISTRATION BUILDING

13 Upper Marlboro, Maryland

14
15 March 25, 2021

16 VOLUME 1 of 1
17

18
19 BEFORE:

20 ELIZABETH M. HEWLETT, Chair

21 DOROTHY F. BAILEY, Vice-Chair

22 A. SHUANISE WASHINGTON, Commissioner

23 MANUEL R. GERALDO, Commissioner

24 WILLIAM M. DOERNER, Commissioner

25
Deposition Services, Inc.

12321 Middlebrook Road, Suite 210
Germantown, MD 20874

Tel: (301) 881-3344 Fax: (301) 881-3338

info@DepositionServices.com www.DepositionServices.com

OTHERS PRESENT:

ADAM BOSSI, Staff, Urban Design Section

MATTHEW TEDESCO, McNamee Hosea

MIRIAM BADER, City of College Park

C O N T E N T S

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Matthew Tedesco	11
Miriam Bader	16

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P R O C E E D I N G S

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MADAM CHAIR: I'm just going to make sure that we have everyone on this list. Okay. So, Mr., Mr. Bossi, you ready? You're on.

5

MR. BOSSI: Yes.

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MADAM CHAIR: Here you go.

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MR. BOSSI: Yes, good morning, Madam Chairwoman.

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MADAM CHAIR: Good morning. Mr. Tedesco, are you on?

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MR. TEDESCO: Good morning, Madam Chair, I am on.

11

MADAM CHAIR: Terry Schum, are you on?

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MS. BADER: Terry had to go to another meeting, but this is Miriam Bader.

14

MADAM CHAIR: Okay.

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MS. BADER: And I will be representing the City of College Park.

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MADAM CHAIR: Okay. Got it. Okay. Sherief Elfar, did you sign on? Okay.

19

MR. ELFAR: And (indiscernible).

20

21

22

MADAM CHAIR: Okay. All right. You're going to have to mute everybody. I can't, I can't -- okay. Stuart Schooler, are you on, Aaron Schooler?

23

MR. SCHOOLER: (No affirmative response.)

24

MADAM CHAIR: Sean Gaouette, Gaouette?

25

MR. GAOUCETTE: (No affirmative response.)

1 MADAM CHAIR: Richard Greenberg?

2 MR. GAOUETTE: I am here, yes, good morning.

3 MADAM CHAIR: Which one is that?

4 MR. GREENBERG: Yes, I am here. Thank you.

5 MADAM CHAIR: Which, which, which, which, because
6 I've called a lot of them. Richard Greenberg, is that you
7 saying you're on?

8 MR. GREENBERG: Yes, ma'am.

9 MADAM CHAIR: And who else was on?

10 MR. GAOUETTE: Sean Gaouette with --

11 MADAM CHAIR: Gaouette? Okay. Got it.

12 MR. GAOUETTE: -- Tori Gallas & Partners.

13 MADAM CHAIR: And Joe DeMarco?

14 MR. DEMARCO: Yes, good morning, I am here.

15 MADAM CHAIR: Okay. Joe DeMarco. Okay. And so,
16 we have two exhibits. We have Proponent's Exhibit No. 1,
17 which from the Historic Preservation Commission. It's a
18 memo dated 3/17/21 and then we have a staff Exhibit No. 1,
19 which a response to the City of College Park and also to the
20 Historic Preservation. It has some recommended changes.
21 So, and that is from Mr. Bossi, and that will be, that's in
22 the record as Staff Exhibit No. 1. With that, Mr. Bossi,
23 ready for take-off.

24 MR. BOSSI: Well, thank you, Madam Chairwoman, and
25 good morning again members of the Planning Board. Adam

1 Bossi with the Urban Design Section here to present Item No.
2 9, the Conceptual Site Plan for Terrapin House. This is
3 CSP-20002. The application does request to rezone two lots
4 to the mixed-use infield zone and to provide for a vertical
5 mixed used development with ground floor commercial retail
6 uses and 160 to 175 residential units.

7 As Madam Chair mentioned, we do have two
8 additional documents that were submitted into your back-up
9 as she outlined, again, from the Historic Preservation
10 Commission; and then the Staff memo that does recommend some
11 changes to the Staff Report to incorporate the input that we
12 received from the City of College Park and the Historic
13 Preservation Commission. So, with that, we'll move on to
14 slide two please.

15 The subject property here is in Planning Area 66,
16 Council District 3, and is within the city of College Park.
17 Slide three please. Outlined here in red, the 0.89-acre
18 site is located on the north side of Hartwick Road. This is
19 between Yale Avenue to the east and U.S. 1/Baltimore Avenue
20 to the west. The site does consist of one existing parcel
21 and four lots.

22 Slide four please. Here in the area surrounding
23 the site, the general zoning character consists of mixed-use
24 infill along Baltimore Avenue, which then transitions to
25 medium density and single-family residential neighborhoods

1 to the east as you move away from Baltimore Avenue. Our
2 subject site here is shown in purple. Approximately two-
3 thirds of it is zoned mixed use infill. The two lots known
4 as lot 9 and 10 shown in yellow are zoned one family
5 detached residential. That's the R-55 zone shown here in
6 yellow. This application, again, does propose to rezone
7 specifically lots 9 and 10 from the one-family detached
8 residential zone to the mixed-use infill zone to bring the
9 entirety of the subject site under the same zoning
10 classification. This change would be necessary to support
11 the vertical mixed-use development that's also being
12 proposed by the Conceptual Site Plan.

13 Staff has found the proposed zoning change would
14 allow for the type and density of development envisioned
15 along the U.S. 1 corridor as outlined in the sector plan.
16 We do support the requested zoning changes outlined in the
17 Technical Staff Report.

18 Slide five please. You know, I failed to mention
19 on that last slide the request for rezoning will need to be
20 heard by the District Council as well. So, now that we're
21 on slide five, identified by the hatched pattern here, the
22 subject site is within the development district overlay zone
23 of the 2010 approved central U.S. 1 corridor sector plan and
24 sectional map amendment. The underlying green coloration
25 here indicates the entire site is within the aviation policy

1 area six, which is associated with College Park Airport.
2 That APA area does include a height limitation that will be
3 evaluated at the time of Detailed Site Plan.

4 Slide six please. Here we see the subject site is
5 developed. It does have a single-story commercial building
6 along its Baltimore Avenue frontage. That's along the left
7 side of the site here. The northeast corner of the site,
8 the top right corner of it, is an existing, multi-family,
9 residential building which fronts on Yale Avenue; and below
10 that in the lower right-hand corner of the property is a
11 single-family detached residential dwelling that's adjacent
12 to the intersection of Yale Avenue and Hartwick Road.

13 Slide seven please. Shown here on the topographic
14 map, the site does generally slope downgrade from the
15 northeast and southwest. Slide eight please. Shown here in
16 light blue, abutting the west side of the site, Baltimore
17 Avenue is classified by the Master Plan of Transportation as
18 a collective roadway.

19 Slide nine please. This aerial does provide a
20 little bit nicer view of the existing development on our
21 site and that surrounding it. As previously mentioned,
22 there's the single-story commercial building on the west
23 side of the site. The existing single-family dwelling that
24 is visible on the lower, right-hand corner of the site.
25 This particular structure was the one of interest to the

1 Historic Preservation Commission. Above that in the
2 northeast corner of the site is a multi-family building.
3 So, beyond the site to the north, there is a group of
4 commercial buildings that does front on Baltimore Avenue and
5 that larger structure that we see is a City of College Park
6 parking garage.

7 Looking on the south side of the property, it's
8 not visible on the slide, but there is a 2-story office
9 commercial building. Just east of the site across Yale Ave,
10 we do see single-family dwellings.

11 If we can move on to slide 10 please? So, here,
12 the proposed development scheme for the site does provide
13 for a single, 6-story, mixed use building to include 10,000
14 and 15,000 square feet of ground floor commercial space, as
15 well as 160 to 175 dwelling units. The building will have a
16 gross floor area of approximately 145,000 square feet.
17 Internal parking is to be provided with separate access
18 points for the commercial and residential uses. The red
19 arrows that you see here on the plan do indicate these
20 points of access.

21 The southern portion of the site from Hartwick
22 Road will be the access for the commercial uses and the
23 residential uses will access the building from a private
24 alley located at the northeast corner of the site off of
25 Yale Avenue. Areas that we see shaded here in orange and

1 blue around the periphery of the site are to receive
2 streetscape and landscape treatments in accordance with the
3 requirements of the central U.S. 1 corridor Sector Plan. We
4 also do see that there is an area of proposed right-of-way
5 dedication along Hartwick Avenue that is provided for.
6 That's in the purple tone hatch pattern at the lower right-
7 hand corner beneath the lot.

8 Two open space areas are also shown here adjacent
9 to Yale Avenue in a green color. I do also want to note
10 that the City of College Park provided some good comments in
11 requested conditions of approval with this Conceptual Plan.
12 They did raise a lot of, a lot of really valid and important
13 issues and many of them put forth are going to be vetted
14 through future entitlement processes, specifically should
15 this Conceptual Site Plan be approved today, the applicant
16 will then move on to the Preliminary Plan of subdivision and
17 Detailed Site Plan review processes after that, and it's
18 through those mechanisms that much of the detail that the
19 city asked about will be worked out.

20 Slide 11 please. The last few slides here are of
21 some illustrative building images which really do help show
22 what the Applicant's conceptual vision is for their
23 development proposal. With the top an inch, and that on the
24 lower left side, we see the building facades that face
25 Baltimore Avenue and Hartwick Ave. And on those, the

1 Applicant is, is showing store front spaces provided on the
2 ground level, with the intent of having residential uses
3 above.

4 If we could move on to the next slide, please?
5 So, here on slide 12, we do see some illustrative images
6 that the Applicant has provided. The image on the left
7 shows the northwest corner of the building, so that's a view
8 if you were looking down Baltimore Ave to the south. The
9 image on the right shows the building as viewed at the
10 corner of Baltimore and Hartwick Road, excuse me. So, that
11 would be from a southwestern vantage point.

12 On, last slide please. And here it's, it's a
13 little bit more evident. I mentioned earlier that the
14 Applicant is proposing a step down in heightened massing of
15 the building between the more intensive mixed-use nature of
16 the development along Baltimore Avenue, and the more
17 residential nature of the existing neighborhood to the east
18 of the site. So, we can see here in these images that step
19 down of both height and massing that's proposed on the side
20 of the building that, that will front on Yale Avenue.

21 With that said, Madam Chair, it's our
22 understanding that the Applicant and the City of College
23 Park are in agreement with the findings and recommendations
24 included in our Technical Staff Report, and is recommended
25 for revision by Staff's memo dated March 18. With that, I

1 am pleased to recommend that the Planning Board recommend
2 that District Council approve the rezoning of lots 9 and 10
3 from the R-55 zone to the mixed-use infill zone. And,
4 further, Staff does recommend the Board approval Conceptual
5 Site Plan CSP-20002 subject to the conditions included in
6 the Technical Staff Report and as revised by Staff's memo
7 dated March 18, 2021, and I am here to answer any questions
8 the Board may have. Thank you.

9 MADAM CHAIR: Thank you, Mr. Bossi. I mean that
10 zoning makes sense and you can see it so clearly in the
11 Zoning Map, okay, the rezoning. So, let's see if the Board
12 has any questions of you, Mr. Bossi. Madam Vice Chair?

13 MADAM VICE CHAIR: No questions. Thank you.

14 MADAM CHAIR: Commissioner Washington?

15 COMMISSIONER WASHINGTON: No questions.

16 MADAM CHAIR: Commissioner Doerner?

17 COMMISSIONER DOERNER: No questions.

18 MADAM CHAIR: Commissioner Geraldo?

19 COMMISSIONER GERALDO: I'm here.

20 MADAM CHAIR: Okay.

21 COMMISSIONER GERALDO: No questions. I'm here.

22 MADAM CHAIR: Okay. Okay. So, Mr. Tedesco?

23 MR. TEDESCO: Good morning, Madam Chair.

24 MADAM CHAIR: Good morning.

25 MR. TEDESCO: I'll be brief. I want to thank Mr.

1 Bossi for his presentation, as well as the Staff Report. As
2 indicated by Madam Chair earlier, we do not have any
3 proposed modifications or revisions to the Staff
4 recommendations, both findings and conditions. We also are
5 in agreement with the, with the Staff's recent memo with
6 respect to modification of certain findings and response to
7 the Historic Preservation's recommendations, as well as the
8 City of College Park.

9 I do, just with your indulgence, Madam Chair,
10 because this case does have to go to the District Council, I
11 just want to note a couple of things for the record and
12 primarily for the, for your indulgence, but also for the
13 edification of the Council when we get there.

14 MADAM CHAIR: Okay.

15 MR. TEDESCO: This case in particular, as you
16 would expect, not just being a case within the City of
17 College Park, which gets thoroughly vetted by its Planning
18 Staff represented here today by Ms. Bader, but also in this
19 one given its location went through a fairly arduous process
20 in review, so I just want to highlight a couple of things
21 and dates.

22 On December 3, 2020, we presented to the city's
23 Advisory Planning Commission. At that meeting, there was a
24 lot of comments, and suggestions, and thoughts, and we kind
25 of put our pencils down and then came back, and I want to

1 thank Courtney Gallis (phonetic sp.) and Bohler Engineering,
2 as well as my client, the Applicant, for its willingness to
3 listen very thoroughly and take the comments and suggestions
4 that were made at that December 3rd APC meeting to heart.
5 And what we did is we took our time and we came back a
6 couple of months later with the plans that you see before
7 you and I think that has paid off in dividends because we do
8 present before you today not only with your Staff's
9 recommendation of approval, but also the City of College
10 Park's recommendation of approval which -- and Historic
11 Preservation Commission's recommendation of approval.

12 So, after that December 3rd meeting on February
13 24, 2021, we presented to the Old Town College Park Historic
14 District's Local Advisory Committee, who was also supported.
15 On March 2, 2021, we presented at a work session to the
16 Mayor and City Council of College Park; on March 9, 2021, we
17 had a regular meeting before the Mayor and City Council of
18 College Park who recommended support of this project, or
19 this Conceptual Site Plan and rezoning with conditions, and
20 we've since then executed a memorandum of understanding with
21 the city; and on March 16th, we presented to the Historic
22 Preservation Commission who recommended support, all of
23 which is provided for in Mr. Bossi's either Staff Report or
24 supplemental Staff Report.

25 And I would, again, just want to publicly thank

1 each and every one of those bodies, including Ms. Bader and
2 Ms. Schum, the Mayor and the City Council members of College
3 Park for its review of the Historic Preservation Commission,
4 as well as all the local advisory committees that we
5 presented in front of. And I would just submit, Madam
6 Chair, members of the Board, on incorporating and adopting
7 as any further comments I may have, finding 7 and 8 in your
8 Staff Report. That's really the heart of this application
9 which is the requested rezoning of lots 9 and 10 to the MUI
10 Zone that balances this entire property out. Since my
11 client purchased lots 9, 10, 11 and 12 fairly, you know,
12 within the last year, and so that was really the genesis of
13 this application to balance out that zoning. So, I would
14 incorporate and adopt those findings on finding 7 and 8 of
15 your Staff Report, as well as my statement of justification,
16 further incorporate and adopt as any further comments here
17 today which thoroughly go through those required findings
18 with respect to this application. And with that, Madam
19 Chair, again, we thank you, and we thank the Board, and we
20 thank Staff, and everyone who has participated in this case
21 for its support. With that, Madam Chair, we, we hopefully
22 look for your and the Board's approval of this application.
23 Thank you.

24 MADAM CHAIR: Okay.

25 MR. TEDESCO: And I would just, I would just note,

1 Madam Chair, in closing, I'm sorry to interrupt you,
2 everyone else who you referenced at the beginning of the
3 hearing, Mr. Greenberg, Mr. Schooler, Mr. Elfar, Mr.
4 Gaouette, Mr. DeMarco, they're all part of the development
5 team. They're here to answer any questions, but they do not
6 need to speak unless you need to hear from them; but I think
7 they would incorporate and adopt what I've mentioned, what
8 I've indicated and, again, we're just here to answer any
9 questions if there are any. Thank you.

10 MADAM CHAIR: Okay. Wonderful. Thank you, Mr.
11 Tedesco. Let's see if there is any questions of you before
12 I go to Ms. Bader. Madam Vice Chair?

13 MADAM VICE CHAIR: No questions. Thank you.

14 MADAM CHAIR: Okay. Commissioner Washington?

15 COMMISSIONER WASHINGTON: No questions.

16 MADAM CHAIR: Commissioner Doerner?

17 COMMISSIONER DOERNER: No questions. Thank you.

18 MADAM CHAIR: Commissioner Geraldo?

19 COMMISSIONER GERALDO: No questions. Thank you

20 for the presentation.

21 MADAM CHAIR: Okay. Ms. Bader?

22 MS. BADER: No questions.

23 MADAM CHAIR: Ms. --

24 MS. BADER: Oh, oh, I'm sorry, did you want me to
25 speak? I'm sorry. I got, I got --

1 MADAM CHAIR: That's okay.

2 MS. BADER: -- well, call, sorry, sorry.

3 MADAM CHAIR: That's okay.

4 MS. BADER: Okay. Good morning, Planning Board,
5 Madam Chair, this is Miriam Bader, Senior Planner for City
6 of College Park. The City of College Park, City Council,
7 they voted to support Terrapin House with conditions on
8 March 9th. Staff would like to extend their appreciation to
9 the developer for having continued this application in order
10 to allow us to get more details so that we can get a better
11 understanding and hopefully support the project, which now
12 we do.

13 The City is not used to reviewing CSP's to
14 facilitate rezoning. Typically, we receive Detailed Site
15 Plans, but the City is, has required an MLU for this
16 proposal to ensure our concerns are addressed and we support
17 the Technical Staff Report with the amendments. Thank you
18 very much, Madam Chair.

19 MADAM CHAIR: Okay. Thank you so much, Ms. Bader.
20 So, if that's it, let's see if there's any, if there's no
21 one else to speak, so let's see if there's a motion if the
22 Board has no questions of anyone.

23 COMMISSIONER WASHINGTON: Madam Chair, I move that
24 we adopt the findings of Staff as outlined in Staff's Report
25 and as further amended by Staff Exhibit No. 1, and recommend

1 to the District Council approval of the request to rezone
2 Lots 9 and 10 from the one family detached residential zone
3 to the mixed use infill zone, in addition to approving CSP-
4 20002, along with the associated condition as outlined in
5 Staff's Report and as further amended by Applicant, excuse
6 me, Staff Exhibit No. 1.

7 MADAM CHAIR: Thank you. We have a motion. Is
8 there a second?

9 MADAM VICE CHAIR: I second.

10 MADAM CHAIR: Okay. We have a second. A motion
11 by Commissioner Washington, seconded by Vice Chair Bailey.
12 Madam Vice Chair?

13 MADAM VICE CHAIR: Vote aye.

14 MADAM CHAIR: Commissioner Washington?

15 COMMISSIONER WASHINGTON: Vote aye.

16 MADAM CHAIR: Commissioner Doerner?

17 COMMISSIONER DOERNER: Aye.

18 MADAM CHAIR: Commissioner Geraldo?

19 COMMISSIONER GERALDO: Vote aye, Madam Chair.

20 Thank you.

21 MADAM CHAIR: The ayes have it 5-0. Smooth
22 landing, Mr. Bossi; and well done, Mr. Tedesco. I know you
23 understand me. Okay.

24 MR. TEDESCO: Thank you very much.

25 MR. BOSSI: Thank you all very much.

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MADAM CHAIR: Thank you. Okay. So, the next --
(Whereupon, the proceedings were concluded.)

DIGITALLY SIGNED CERTIFICATE

DEPOSITION SERVICES, INC., hereby certifies that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

Terrapin House

Conceptual Site Plan, CSP-20002



By: _____

Date: March 25, 2021

Tracy Hahn, Transcriber