

MEETING MINUTES

Largo Town Center Development Board

County Administration Building, Room 2027

14741 Governor Oden Bowie Drive

Upper Marlboro, MD

Inaugural Meeting: 3-11-2015

2:30pm – 4:30pm

Member Attendees: Enor Williams (Chair), Nellvenia Johnson, Kelvin Robinson, Vanessa Akins, David Iannucci, Mark Wasserman, Armin Groeschel, Charles Renninger, Dr. Rodney Harrell, John Lupo, Shyam Kannan, Donny James (on behalf of Peter Shapiro).

(attended by Council Member Derrick L. Davis)

Quorum Achieved

Staff Attendees:, Karen Zavakos, William Washburn, Jackie Brown, Barbara Stone, Jordan Exantus.

Other Attendees: Council Member Deni Taveras, Camille Exum, Sasha Desrouleaux.

Absent: Larry Hentz, Kenneth Baker, Louise McNairn.

In order according to the agenda:

I. Welcome and Introductions - Vice Chairman Councilmember Derrick Leon Davis

- i. Councilmember Davis called the meeting to order and outlined the board's framework and purpose and the vision for Largo Town Center (LTC) as outlined in the approved Largo Town Center Sector Plan and Sectional Map Amendment.
 - a) Largo Town Center Development Board is an appointed body comprised of community members, key stakeholders, various department, agency and County representatives, as well as elected officials. Elected officials and stand-in members are not eligible to vote. 8-members are needed to establish a quorum.
 - b) Councilmember Davis spoke about envisioning Largo Town Center as a new downtown center for Prince George's County creating new opportunities through multimodal transit and high quality development, with the Prince George's Regional Medical Center as an anchor and catalyst. Capitalizing on the synergy developed through the planning and approval process, Councilmember Davis outlined the implementation strategy for achieving the community's vision of promoting the Largo Town Center as a true destination and heart of Prince George's County.
- ii. Introductions
 - a) Rodney Harrell – Resident, Property Owner, and Director of Livable Communities at AARP Public Policy Institute– Board Member
 - b) Bill Washburn – Planner Coordinator – Maryland-National Capital Park and Planning Commission – Staff
 - c) Vanessa Akins Mosley – Chief – Maryland-National Capital Park and Planning Commission – Board Member

- d) Enor Williams – Private Sector Professional with 25+ years of experience in construction development and Director of Facilities at Howard University Hospital – Board Chair
- e) Nell Johnson – Chief of Staff for Councilmember Derrick L. Davis – Board Member
- f) David Iannucci – Assistant Deputy CAO for Economic Development and Public Infrastructure – Board Member
- g) Jordan Exantus – Planner Coordinator – Maryland-National Capital Park and Planning Commission – Staff
- h) Armin Groeschel – Director of Leasing and Sales at Atapco Properties, Inc. – Board Member
- i) Shyam Kannan – Managing Director of Planning at WMATA
- j) Donny James – Economic and Real Estate Development Director at Revenue Authority – Stand/in for Peter Shapiro
- k) Charles Renninger – Long-time resident, involved in local development and advocacy for 40+ years and President of the Largo Civic Association – Board Member
- l) Mark Wasserman – Senior Vice President of External Affairs at the University of Maryland Medical System – Board Member
- m) Karen Zavakos – Zoning and Legislative Counsel – Staff
- n) John Lupo – Kaiser Permanente – recently expanded offices in LTC Planning Area – Board Member
- o) Kelvin Robinson – Transportation Engineer – Board Member

II. Overview of Council Resolution CR-32-2014 - Vice Chairman Councilmember Derrick Leon Davis

- i. Council Member Davis reiterated that Largo Town Center was one of the priorities for plan implementation in Prince George’s County and that it was time for action. Development board legislation was established to help organize efforts around achieving the vision for the LTC as outlined in the 2013 LTC Sector Plan and Sectional Map Amendment. The Development Board’s primary purpose is to undertake in-depth assessment of all recommendations in the plan, evaluate existing conditions, and recommend a strategic implementation plan that maximizes development potential within the LTC plan area, builds consensus of vision in the community, and provides procedural certainty of process.

III. Overview of Operational Procedures / Ethics and Conflict of Interest Issues – Karen Zavakos, Zoning and Legislative Counsel

- i. Karen Zavakos (Legal Counsel) went over “ground rules” governing the Largo Town Center Development Board
 - a) Board created by law and subject to regulation through the [Open Meetings Act](#)
 - Must have an agenda, the agenda must be published, meetings must be advertised and publicly accessible, minutes must be approved each meeting
 - b) Board is created by charter as a “Temporary Advisory Board”

- c) County Code dictates records of attendance be kept, quorum be established to conduct official business and for members to give advance notice of absences
- d) Board is encouraged to adopt by-laws, especially to establish rules on how it wants to conduct public participation
- e) Conflicts of interest – private interest that directly connects to work of the board
 - government entities excluded
- f) Rules of Engagement – Board should establish a Person of Record to speak on behalf of the body during Planning Board and County Council hearings
 - Positions of board (voting) are official
- ii. Chairman Williams stated that the board would like by-laws to be drafted
- iii. Chairman Williams outlined the Board’s purpose as building consensus and pushing work to be done in accordance with the sector plan and overall vision of transforming Largo Town Center into one of the premier downtown centers in the region by 2035; with the type of high quality development that residents have demanded as the first priority.

IV. Overview of Largo Town Center Sector Plan and Sectional Map Amendment

- i. Vanessa Akins, Chief of Strategy & Implementation, introduced the approved *Largo Town Center Sector Plan and Sectional Map Amendment* project and William Washburn, Project Coordinator.
- ii. William Washburn, Planner Coordinator, Community Planning Division – gave a power-point presentation on specific plan elements; background, analysis and vision.
- iii. Vanessa restated the importance of the recent designation of zip code 20743 as a Health Enterprise Zone and the implications for health and economic development.
- iv. Chairman Williams asked for insights on the plan and development progress in the area
- v. Mark Wasserman, Senior Vice President of External Affairs at the University of Maryland Medical System spoke on progress related to the Prince George’s County Regional Medical Center. He identified three tracts:
 - a) Tract 1 – Design and Land Use – things in this area are steadily moving forward. State funding has been appropriated, project currently moving into design development.
 - b) Tract 2 – Funding – County funding (\$208 million) helped to galvanize support by the project by promising matching dollars. Continuation of State commitment is pending (\$208 million) due to the administration change at the state level, but early indicators suggest that Governor Hogan is “on board” with the project. There will be a hearing next week where the appropriation will be defended. Currently, the larger funding challenge is related to supporting the current medical facility before the new one is built. There was a \$15 million budget shortfall in the Operations & Maintenance budget created by the new administration. The State is looking at revisiting the subsidy. We should have answers by April 14th, 2015.
 - c) Tract 3 – Certificate of Need (CON) – Maryland Healthcare Commission. Mark indicated that in Maryland medical facilities operate like a utility and there is a need to adjust to the new rate setting system. It is expected that the CON will

- receive a docketing which triggers a process to render judgement. Therefore, all those who might oppose the project must make their case. Governor has submitted a letter of support for the CON. Best case scenario would mean “throwing dirt around” at the end of the year. Worst case scenario would be case litigation and legal wrangling which could drag out for a couple years.
- vi. Council Member Davis asked to revisit the Largo Town Center Sector Plan renderings which convey the vision for the LTC. He stated that the illustrated dynamic is doable and that LTC should be a major destination for the County.
 - vii. Vanessa Akins gave a brief report on the outcomes of the community meeting related to the Primary Healthcare Strategic Plan and the Regional Medical Center at which over 300 residents were in attendance. The community liked what they saw and heard. County Executive Rushern L. Baker III spoke at the meeting and offered his support for the project. The hospital will exemplify iconic architecture and will be transformative to the area. Mrs. Akins promised to provide further details of the project at future meetings.
 - viii. Rodney Harrell stated that currently hospital satisfaction rates in the area are around 40% compared to 67% nationwide
 - ix. Mr. Renninger stated that too often developers seek to opt-out or find loopholes to depart from sector plan standards and zoning requirements. Additionally, many developers will opt to do the lowest end of standards when remaining in compliance. Mr. Renninger also stated that many of the new developments do not guarantee the retail square footage asked for in the plan. Ultimately, the enforcement mechanisms to ensure development in accordance with the plan are lacking teeth.
 - x. William Washburn provided the Board with more detailed overview of current development activities including Largo Park, Ascend Apollo, Largo Centre West and the Crescents at Largo Town Center
 - xi. Mark Wasserman asked if there are any density bonuses (incentives) for developers
 - xii. William Washburn explained that there are no current density bonuses in place and that the plan area is full of “holes”. These holes are opportunity sites to bring in the housing and other development to complete the community and provide the population metrics required to meet thresholds for increased investment (higher density)
 - xiii. Chair Williams forecasted that the Largo Town Center Development Board will likely set-up subcommittees and that he envisions one of those committees being related to design standards and ensuring that development occurs in accordance with the sector plan to help address the compliance issues brought up by Mr. Renninger.
 - xiv. William Washburn stated that the hospital site includes County property as well as a portion of the Boulevard at Capitol Centre.
 - xv. Vanessa Akins declared that the missing piece of the project is the future of retail around the hospital site. Current owner/developer is RPAI.
 - xvi. David Iannucci advised the Board that RPAI is on board with the proposed changes and that they are anxiously awaiting the docketing of the CON. At this point some level of design work has already been conducted.

- xvii. Shyam Kannan made reference to page 21 of the Largo Town Center Sector Plan and asked about the square footage benchmarks for full build-out. Based on initial calculations he estimated that new development could result in a \$15 million increase in fare-box revenue from increased transit ridership. He stated that this is a compelling argument to use when speaking with developers.
- xviii. David Iannucci clarified that in the preferred full build-out scenario on the Boulevard at Capital Centre footprint, the only property to remain long-term would be the Magic Johnson Theatre.

V. Next Steps

- i. Chairman Williams suggested adding specific subcommittees to the bylaws
 - a) Finance
 - b) Economic Development
 - c) Transportation
 - d) Design Standards
- ii. Meeting frequency was discussed and requirements to submit quarterly reports.
 - a) Vanessa Akins indicated that other development boards meet monthly, but it is up to the board members to determine regularity of meetings and meeting times
 - b) Nellvenia Johnson recommended holding monthly Board meetings
 - c) Shyam Kannan recommended alternating day and evening meetings monthly
 - d) Rodney Harrell, John Lupo and Kelvin Robinson supported alternating meeting times
 - e) Chairman Williams suggested scheduling presentations from developers at future meetings
 - f) Nellvinia Johnson asked if board members were interested in taking a tour of the Largo Town Center area
 - g) Armin Groeschel expressed an interest in a tour and also seeing places which have achieved the vision of what Largo Town Center is seeking to become. He asked how do we achieve the vision, how do we attract the right companies, etc.?
 - h) Rodney Harrell suggested that on the front end the board should talk about marketing and recruitment strategies.
 - i) Vanessa Akins asserted that the Maryland-National Capital Park and Planning Commission can provide additional background on plan development and community engagement to answer the questions; How did we get here? And Where are we going?
 - j) David Ianucci suggested bringing in private sector representatives to explain modern development paradigms to clearly demonstrate what factors encourage what type of development.
 - k) Vanessa Akins and Chairman Williams suggested that the tour could take place on a weekend and that they would reach out to board members about possible dates.
 - l) Rodney Harrell requested that board members receive electronic materials instead of paper

VI. Adjourn

- i. Chairman Williams asked if there are any further comments and/or a motion to adjourn.
- ii. Motion to adjourn presented by Nellevenia Johnson
- iii. Second by Shyam Kannan
- iv. Meeting adjourned at 4:30pm