



Quarterly Status Report

(July 2016 - September 2016)

To: **Prince George's County Executive**
Prince George's County Council

From: **Largo Town Center Development Board**

The 15 Members of the LTC Development Board include:

Dr. Jacqueline L. Brown, Development Board Chairman; **Nellvenia Johnson**, Chief of Staff for Council-member Derrick L. Davis, District 6; **Kierre McCune**, Prince George's County Planning Department; **Kenneth Baker**, RPAI; **Armin Groeschel**, Atapco Properties, Inc.; **Dr. Rodney Harrell**, Resident; **Larry Hentz**, Prince George's County Economic Development Corporation; **David Iannucci**, Economic Development and Public Infrastructure; **Donny James**, Revenue Authority of Prince George's County; **John Lupo**, Kaiser Permanente; **Louise McNairn**, Resident; **Charles Renninger**, Resident; **Kelvin Robinson**, Resident; **Andrew Scott**, WMATA; **Mark Wasserman**, University of Maryland Medical System



Introduction

The Largo Town Center Development Board was created through County Resolution 32-2014 on May 13, 2014, pursuant to Charter Section 506 for the purpose of implementing land use and policy recommendations for the development of land within the Approved 2013 Largo Town Center Sector Plan and Sectional Map Amendment area, including a new regional medical campus as a major public health institution. By establishing a multi-agency, public-private partnership the Board's mission is to undertake an in-depth assessment of all recommendations in the [sector] plan, evaluate existing conditions, and recommend a strategic implementation plan that maximizes development potential within the Largo Town Center [sector] plan area, builds consensus of vision in the community, and provides procedural certainty of process.

The Board is comprised of 15 members. Meetings are open to the public and are held bi-monthly (on a Monday) at 7pm. Meeting minutes are kept by staff and are available to the public. To date, all meetings have been held in the County Administration Building, Room 2027.

Status as of October 31, 2016

The Board had its eleventh meeting on July 11, 2016 (see minutes attached). At this meeting, the Board heard presentations on two proposed hotel projects, a Homewood Suites Hotel (Hilton) to be located next to the existing Double Tree Hotel at Largo Town Center and a Staybridge Suites Hotel to be located on Lottsford Road. Both projects are designed as extended stay hotels with larger rooms, kitchens, etc. and demonstrates a healthy market for hotel development. These developments represent significant investments into the Largo Town Center area.

At this meeting, the Board also discussed the recently completed ULI Advisory Services Panel Report for Largo Town Center. Kierre McCune shared the report findings via power-point and Board members were given an opportunity to give comments and determine how best to help in implementation efforts. No formal actions were taken.

The Board met for the twelfth time on September 12th, 2016 (minutes attached). At this meeting, the Board hosted staff from the Development Review Division of the Prince George's County Planning Department. Development Review staff gave an overview of the Homewood Suites Hotel (DSP-89010/04 and 4-16012) and the Staybridge Suites (DSP-15041) projects. Development Review staff presented the findings in the Staff Report for Staybridge Suites (DSP-15041) and the Board voted unanimously that the project is generally consistent with the sector plan. However, no vote was taken at this meeting on the Homewood Suites Hotel project due to the fact that staff had not completed their review. Staff acknowledged that changes to the design would be required and are forthcoming.

The Board also discussed the status of the Regional Medical Center project and required changes for Certificate of Need (CON) approval.



11th Meeting
July 11, 2016
7:00 p.m. – 8:30 p.m.

AGENDA

I. Welcome, Approval of Meeting Minutes

- Chair Jacqueline L. Brown

II. Homewood Suites Hotel - DSP 89010/04 and 4-16012

- Matthew C. Tedesco, Esq. - McNamee Hosea Attorneys and Advisors

III. Staybridge Suites - DSP 15041

- Edward C. Gibbs, Esq. - Gibbs and Haller

IV. Discussion - Largo Town Center, Maryland: A ULI Advisory Services Panel Report

V. Next Steps

VI. Adjourn



MEETING MINUTES

Largo Town Center Development Board

County Administration Building, Room 2027

14741 Governor Oden Bowie Drive

Upper Marlboro, MD

Monthly Meeting: July 11th, 2016

7:00pm – 8:30pm

Member Attendees: Dr. Jacqueline Brown, Kenneth Baker, Nellvenia Johnson, John Lupo, Charles Renninger, Louise McNairn, Kierre McCune, Kelvin Robinson, Dr. Rodney Harrell, Nina Albert.

(Quorum Achieved)

Staff Attendees: Jackie Brown, Barbara Stone, Jordan Exantus, Leroy Maddox.

Absent: Donny James, Larry Hentz, Armin Groeschel, David Iannucci, and Mark Wasserman.

Visiting Guests: Matthew Tedesco, Evens Charles, Torben Agesen, Vanessa Akins, Tracy Prigmore, Ed Gibbs, Gary Rentsch, Kimberly Cooper.

In order according to the agenda:

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

- i. Minutes were reviewed and approved unanimously.

II. Homewood Suites Hotel – DSP-89010/04 and 4-16012 – Matthew C. Tedesco, Esq.

- i. Mr. Tedesco introduced the project team and started powerpoint presentation
 - a) Mr. Charles (ownership group) introduced himself and gave background of the Frontier Development and Hospitality Group
 - Started small scale, been focused on hospitality since 2010.
 - Own assets in six states, including Hilton Doubletree in Largo Town Center
 - Invested over 19 million in Doubletree to do significant renovations, now number 1 service hotel in Largo
 - b) Homewood Suites (by Hilton)
 - Top extended stay hotel in the industry
 - All units will be suites with full kitchen (contemporary design)
 - 116 Suites, 4 stories, 180,000sf plus meeting space
 - 41 FTE jobs created, 1.4 million in wages
 - \$50,000 local contracts annually
 - \$500,000 tax revenue annually
 - \$20,000,000 project (\$813,000 tax revenue from construction)
- ii. Discussion
 - a) Mr. Renninger – masonry or brick standards in plan, mentioned stucco which is not preferable. Any idea about road behind property?
 - Mr. Tedesco – aware of building material standards, working on conformance.
 - Mr. Charles – franchise has material and design standards set by Hilton
 - b) Mr. McCune – what considerations were given to walkability and access to the road?

- Mr. Tedesco – sidewalks are planned throughout the area, will undergo BPIS and there is a new bus shelter proposed. There is a front and rear walkway, but no direct connection from building to parking lot.
- c) Dr. Harrell – Pedestrian access is important, the future vision of this area is walkable Transit Oriented Development, special importance should be placed on this issue.

III. Staybridge Suites – DSP-15041 – Edward C. Gibbs, Esq.

- i. Mr. Gibbs introduced the project on behalf of Tharaldson Hospitality, a current landowner in Largo who have been involved in several local projects.
 - a) Project is on East side of Lottsford Road one lot North of Apollo Dr.
 - b) Have already met with Largo and Lake Arbor Civic Associations
 - Were asked to substitute red brick for stacked stone and have accommodated request. Brick will be on 2-3 stories and top stories are EIFS.
 - c) 5-stories
 - d) Comparable to Homewood Suites
 - Offering studio, 1-bedroom, and 2-bedroom suites
 - e) Pool
 - f) DSP recently accepted for processing with support from local leadership and local civic associations
- ii. Discussion
 - a) Mr. Renninger – had extensive conversations with applicant and many changes were made to conform with the sector plan. Existing site is vacant except for footings.
 - b) Dr. Harrell – Pedestrian access is important. What is the market for long term hotels?
 - Mr. Gibbs – There has been a huge increase in demand for hotel rooms in the last few years. Extensive market research has been done.
 - c) Mr. McCune – With regard to pedestrian access, is there only one sidewalk? There should be additional ingress/egress.
 - Mr. Gibbs – point taken
 - d) Mr. Lupo – Does property have meeting space?
 - Mr. Gibbs – no property is geared towards families.

IV. Discussion – Largo Town Center, Maryland: A ULI Advisory Services Panel Report

- i. Mr. McCune introduced ULI Panel Project and Report via powerpoint
- ii. Discussion
 - a) Mr. Renninger – Prince George's County owned properties were purchased because no one wanted them. Not sure resale is feasible. There is already a lot of workforce housing in the County, not sure they looked at the bigger picture. We need more employment opportunities. Who will pay for the government center?
 - b) Ms. Johnson – there is an ad-hoc housing committee looking at strategies for addressing countywide housing issues
 - c) Chair Brown – does report include review of sector plan and interviews?
 - Mr. McCune – yes, also includes recommendations and critique of implementation strategies
 - d) Dr. Harrell – Will M-NCPPC put forth an opinion of report?
 - Mr. McCune – could look at long-term vs short-term. A lot depends on when hospital project comes on-line.
 - Workforce housing is necessary for establishing a mixed community which is friendly to all users.
 - Re-Branding is a wasted effort – marketing efforts should build on name

- e) Chair Brown – next steps?
 - Ms. Johnson – waiting for input from County Council and/or Planning Board
- f) Dr. Harrell – ULI is respected widely, this report validates Largo's potential and should be shared widely.

V. Next Steps

- i. Get responses to questions from hotel presentations
- ii. Chair Brown – should we recommend project go to PB?
 - a) Mr. Renninger – both project still have issues not conforming to Sector Plan. Including, materials, setbacks, walkways/pedestrian access. Plans are still going to change, it would be premature.
 - b) Ms. Johnson – DSP has yet to be accepted for the first project and the second is working its way through the process.
- iii. Chair Brown – Next step should be to ask the staff reviewer to come back and discuss details once the DSP is almost ready to go before the Planning Board.
- iv. Ms. Johnson – Statement on concept? Approval of use?
 - a) Mr. Renninger – use is approved by right
- v. Dr. Harrell – more thought needed on projects, we can discuss what items we may like to see changed. How late can Board interject?
 - a) Mr. Renninger – up to the day of the Planning Board hearing
- vi. Staff will be invited to Largo Town Center Development Board in advance of preparation of final staff report.

VI. Adjourn

- i. Next meeting – September 12th at 7pm



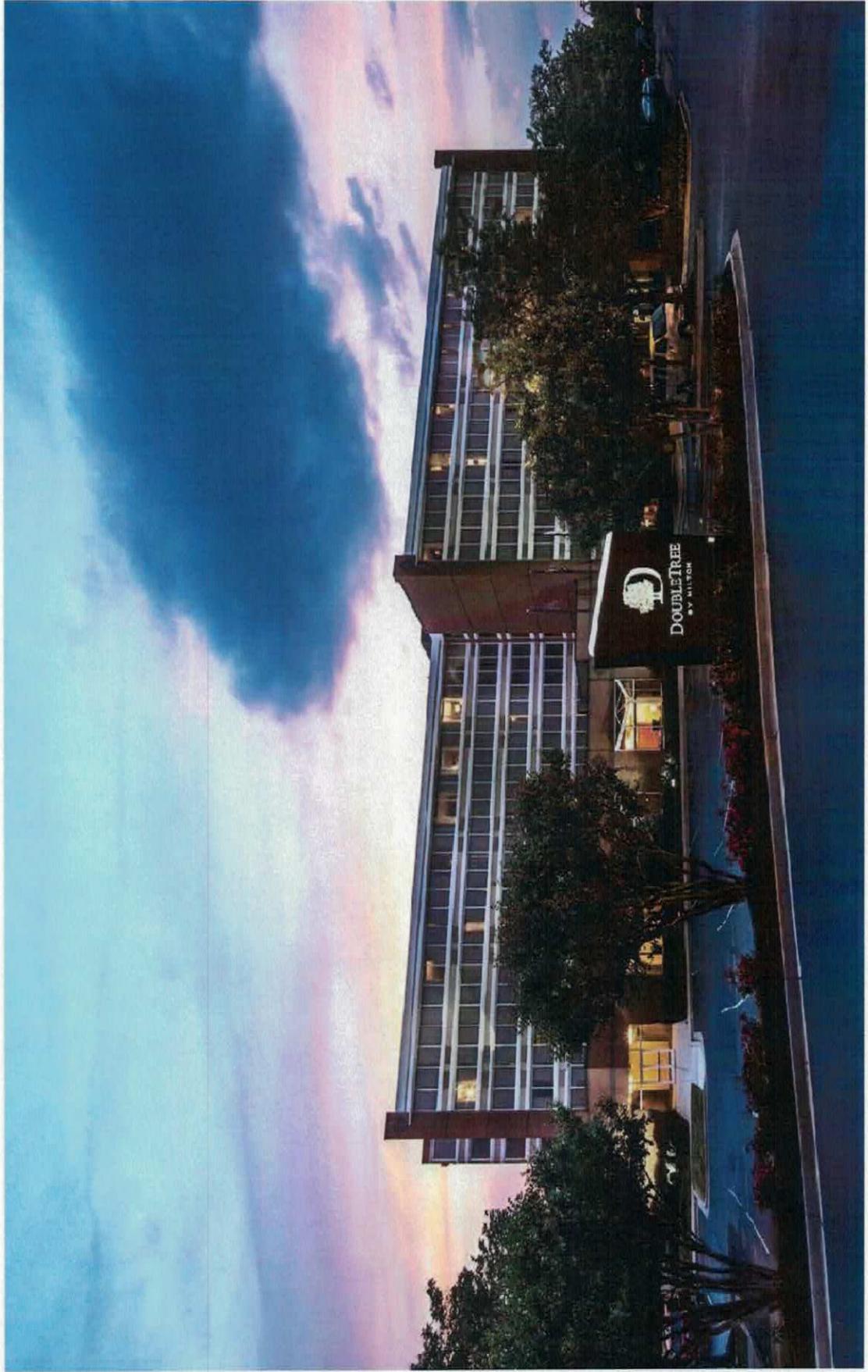


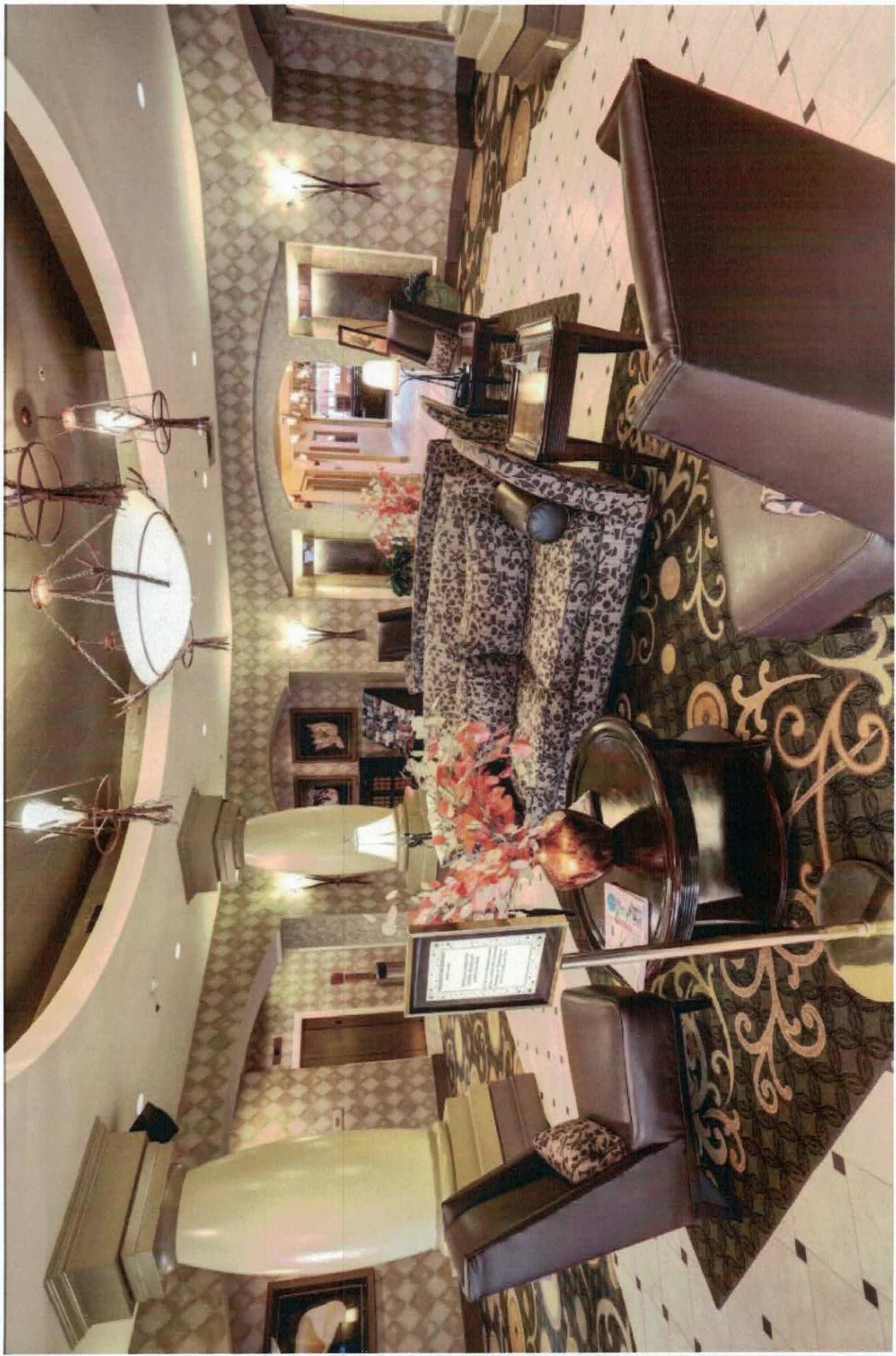
DOUBLETREE HOTEL

LARGO, MARYLAND



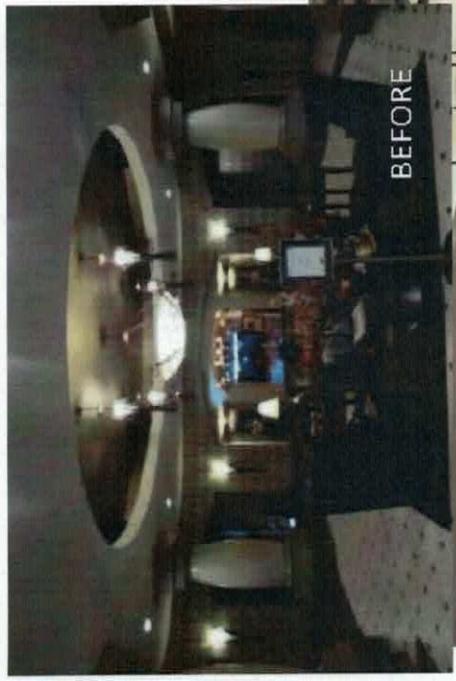
DESIGN DIRECTIONS
INTERNATIONAL







DESIGN DIRECTIONS
INTERNATIONAL



BEFORE

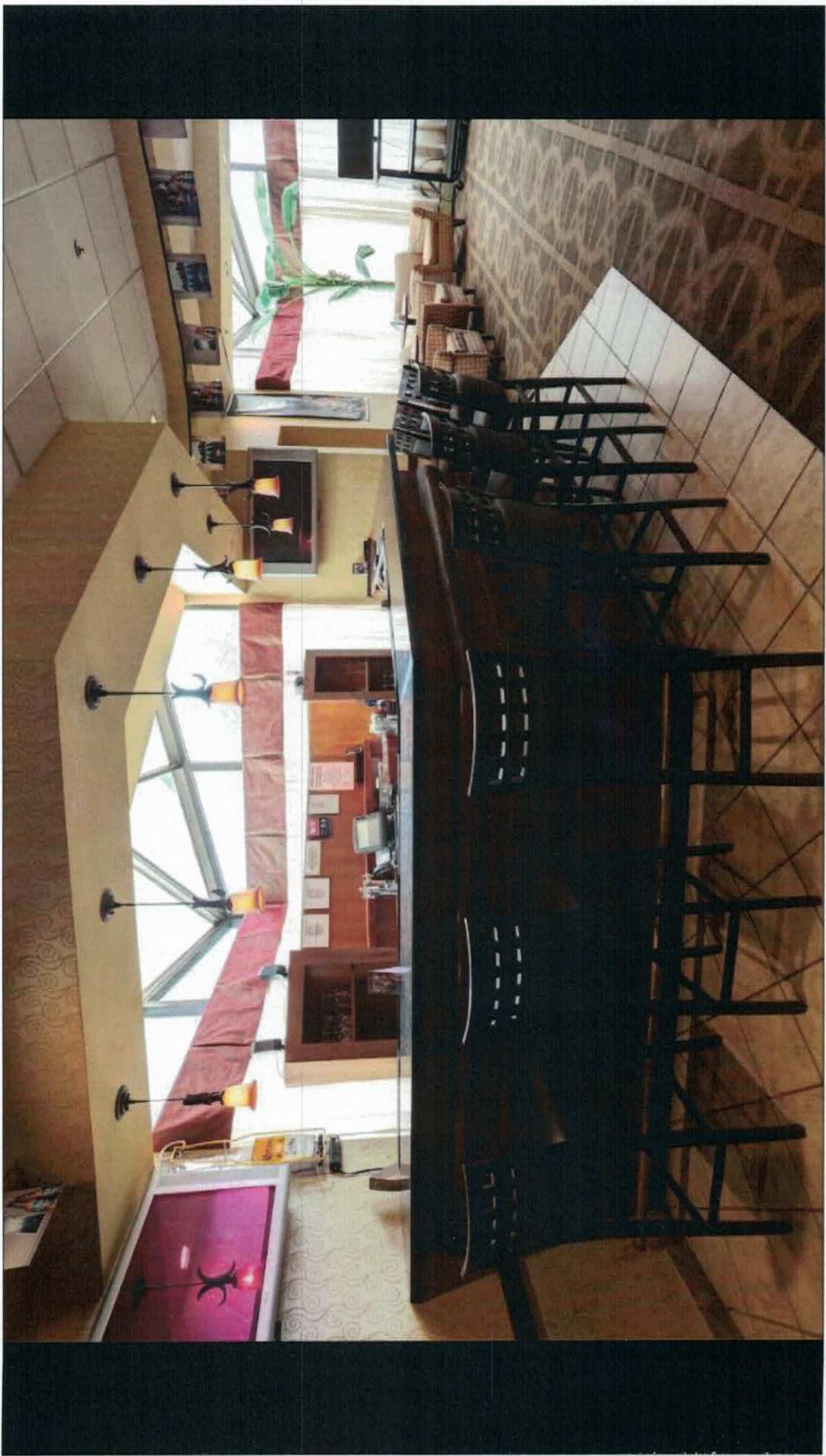






DESIGN DIRECTIONS
INTERNATIONAL

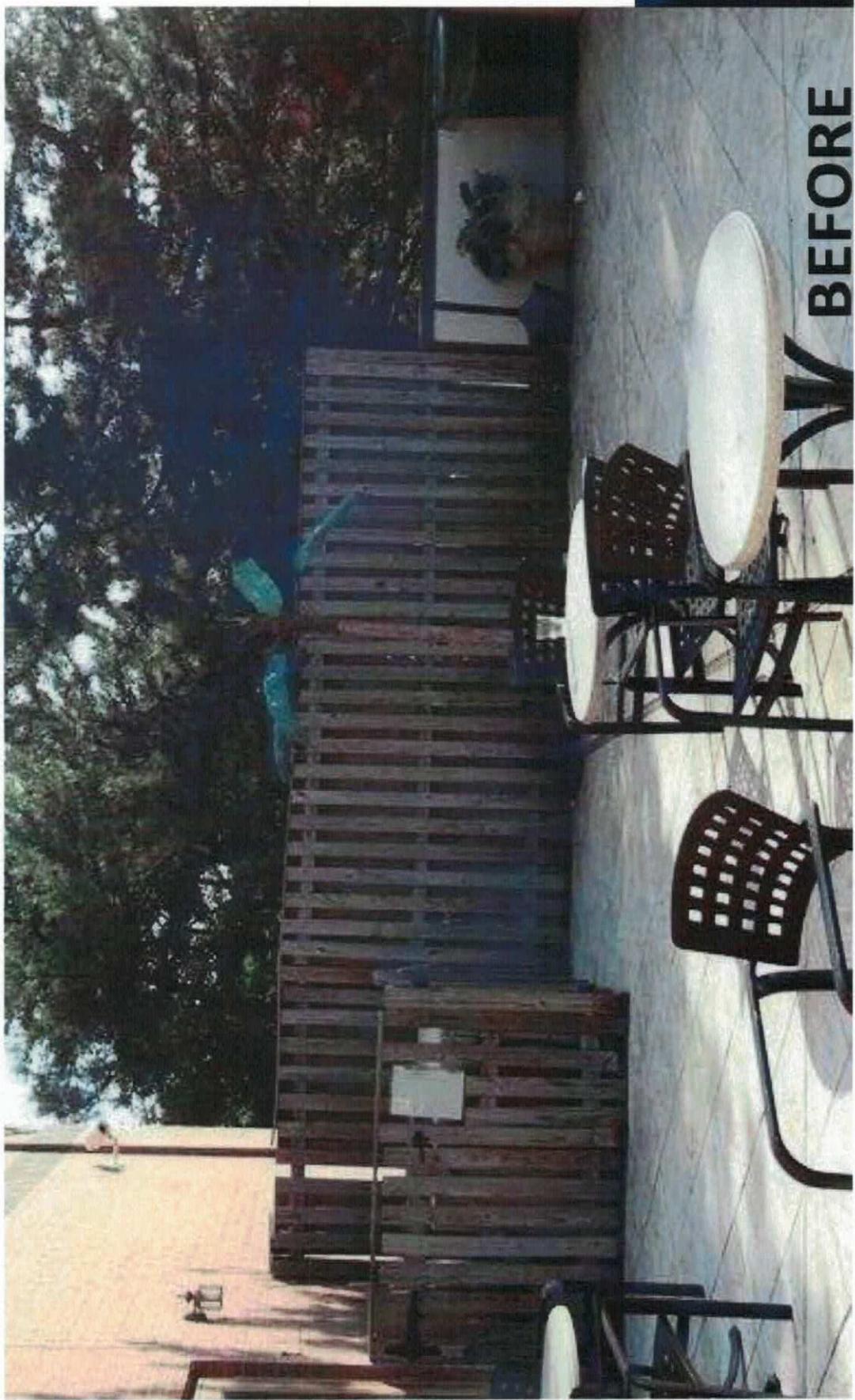






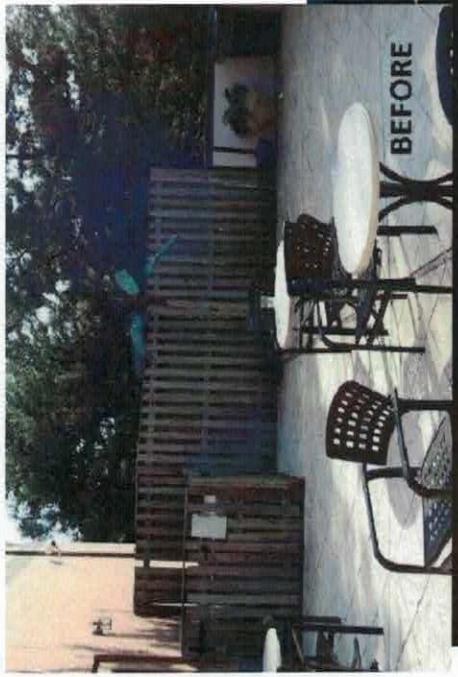
DESIGN DIRECTIONS
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DESIGN DIRECTIONS
INTERNATIONAL

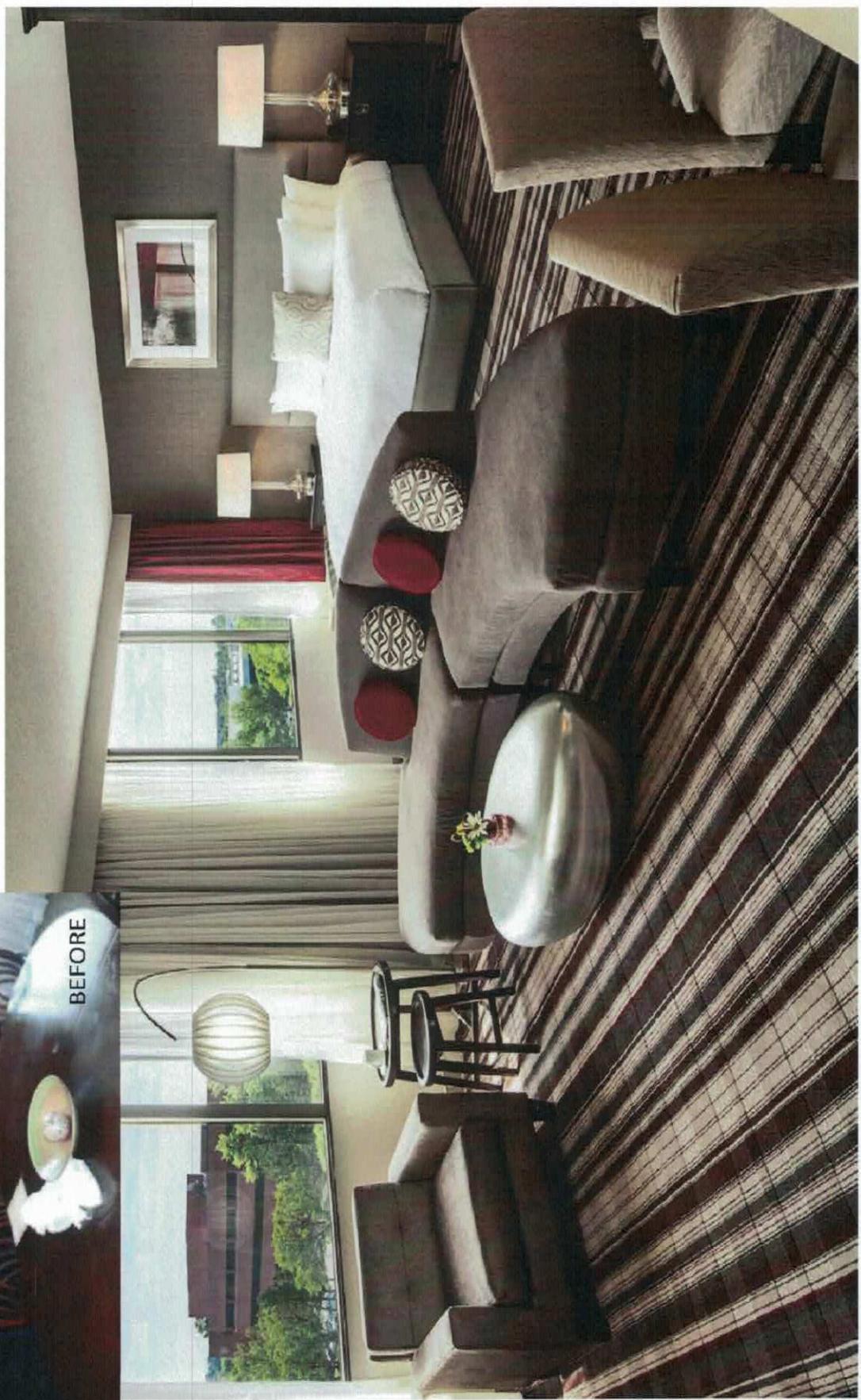








DESIGN DIRECTIONS
INTERNATIONAL



The Homewood Suites Brand



With more than 385 hotels throughout the U.S., Canada and Mexico, Homewood Suites by Hilton has become a first choice for guests seeking comfortable and home-like accommodations when traveling for an extended stay. Homewood Suites by Hilton offers value-driven features and amenities like separate living and sleeping areas, fully equipped kitchens with full-sized refrigerators, complimentary Internet, a daily hot breakfast and complimentary evening social Monday-Thursday. The brand is focused on guest satisfaction and stands behind each stay with its 100% Suite Assurance Guarantee®.

- Spacious studio, one- and two-bedroom suites.
- Fully equipped kitchens in all suites complete with microwave, full-size refrigerator, dishwasher, twin-burner stove, toaster, coffee maker, utensils and place settings for four.
- Ample workspace, two telephones with voice mail, and separate dining table.
- Online check-in and room selection through Suite Selection, the hotel industry's first interactive, web-based room selection tool.
- Complimentary high-speed Internet in all guest suites, lounge and meeting rooms.
- On-site 24-hour Suite Shop convenience store and guest laundry.
- Complimentary grocery shopping service.
- Swimming pool, fitness center and 24-hour business center at most locations.

Homewood Suites Design & Decor



Hilton
HOTELS & RESORTS

Hilton Worldwide is a leading global hospitality company, spanning the lodging sector from luxury and full-service hotels and resorts to extended-stay suites and focused-service hotels. The company's portfolio includes thirteen world-class global brands and an award-winning customer loyalty program, Hilton HHonors® with over 52 million members.

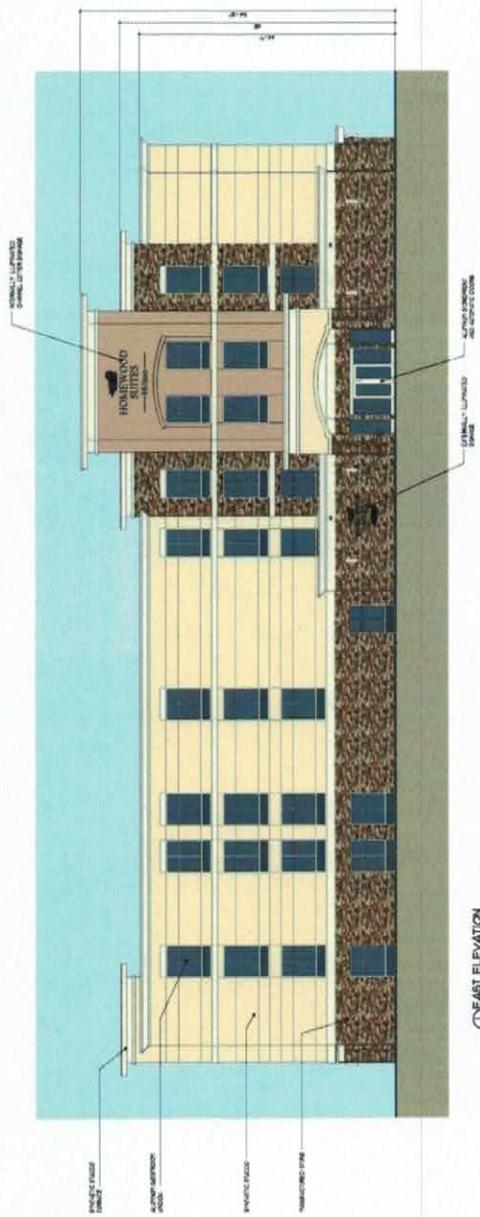


Conceptual Site Plan

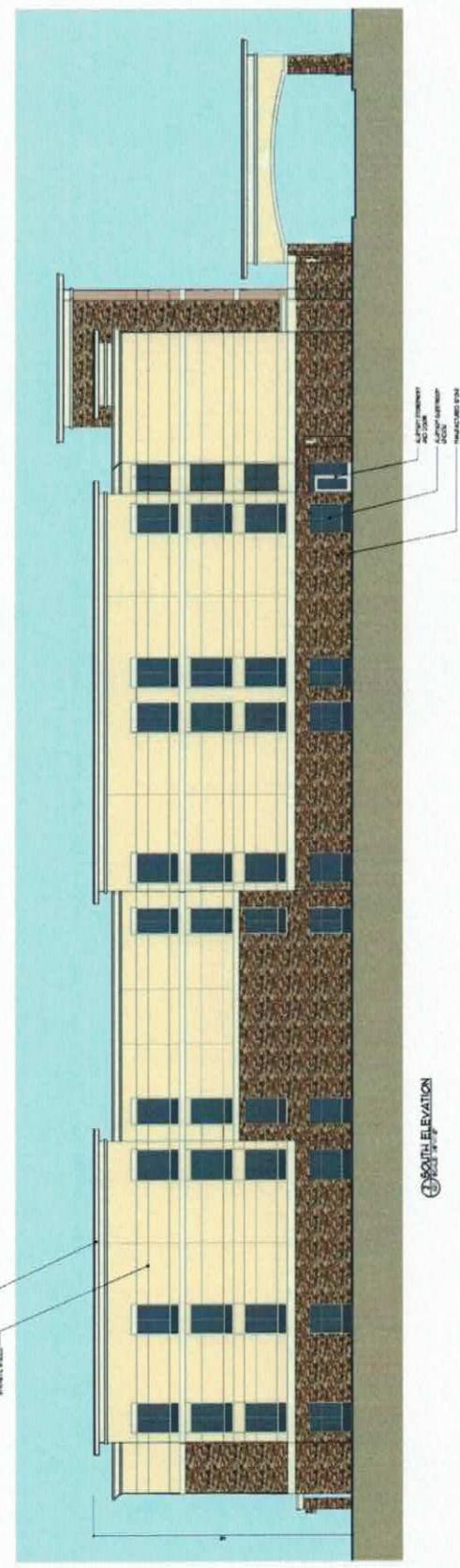
Inglewood Business Community (Lot 46)

Prince Georges County Maryland

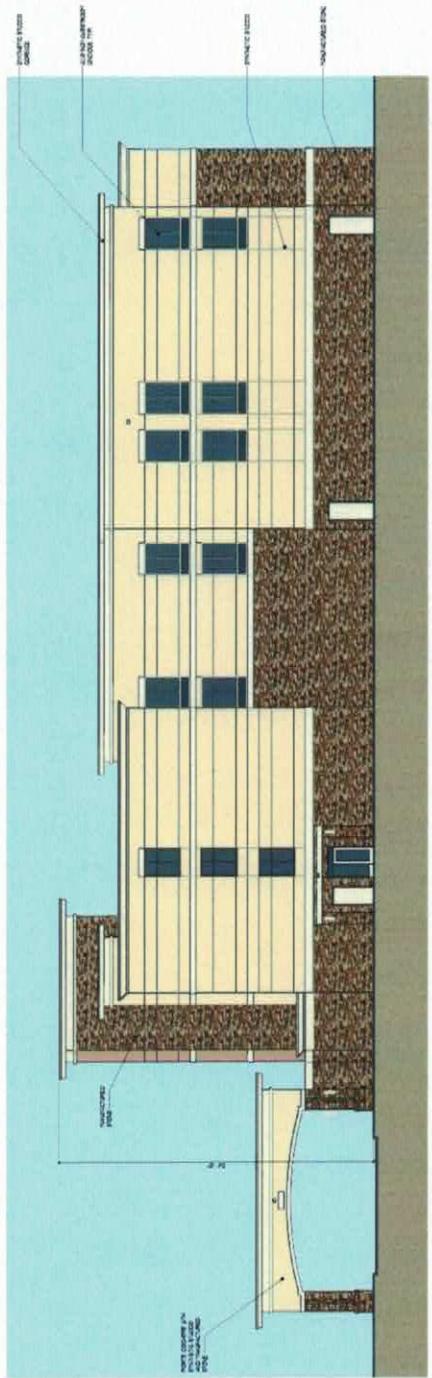




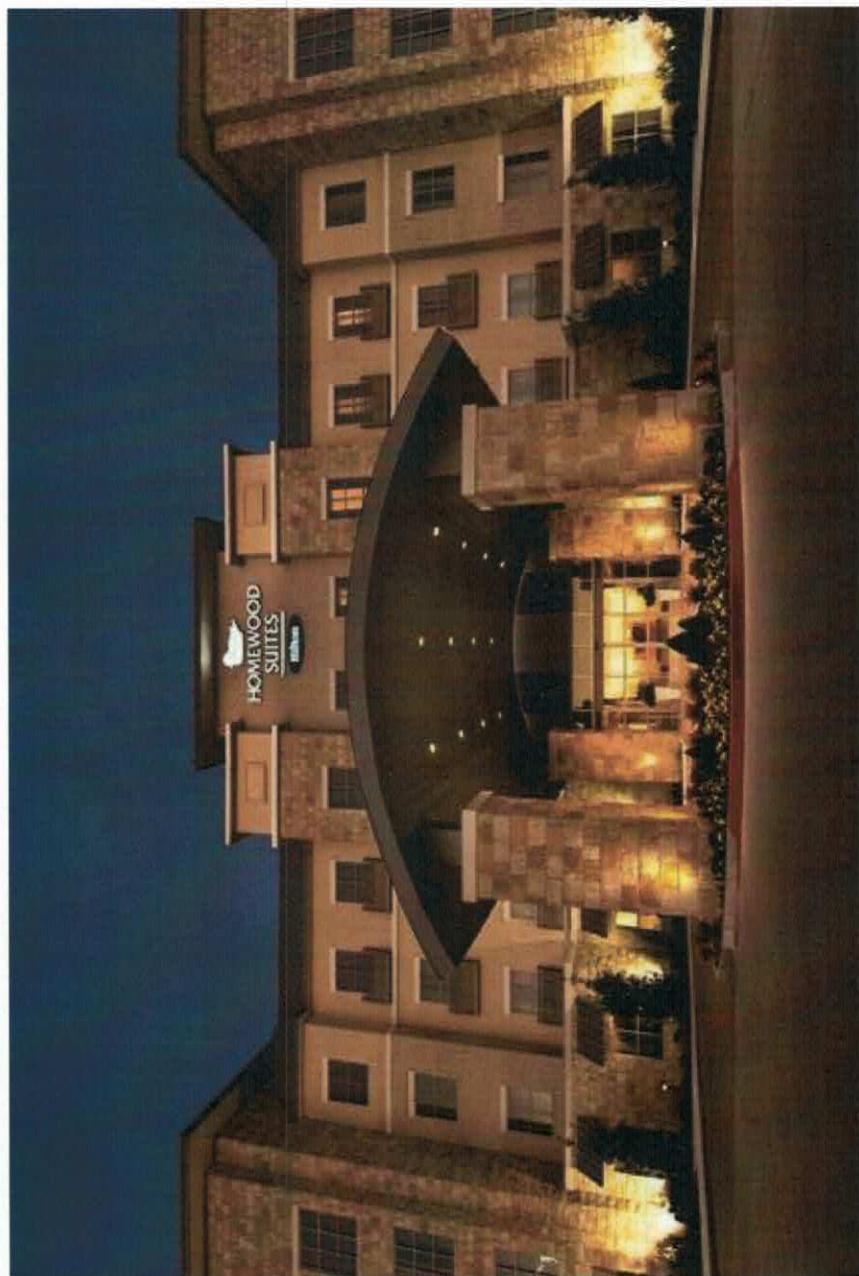
EAST ELEVATION



① South Elevation

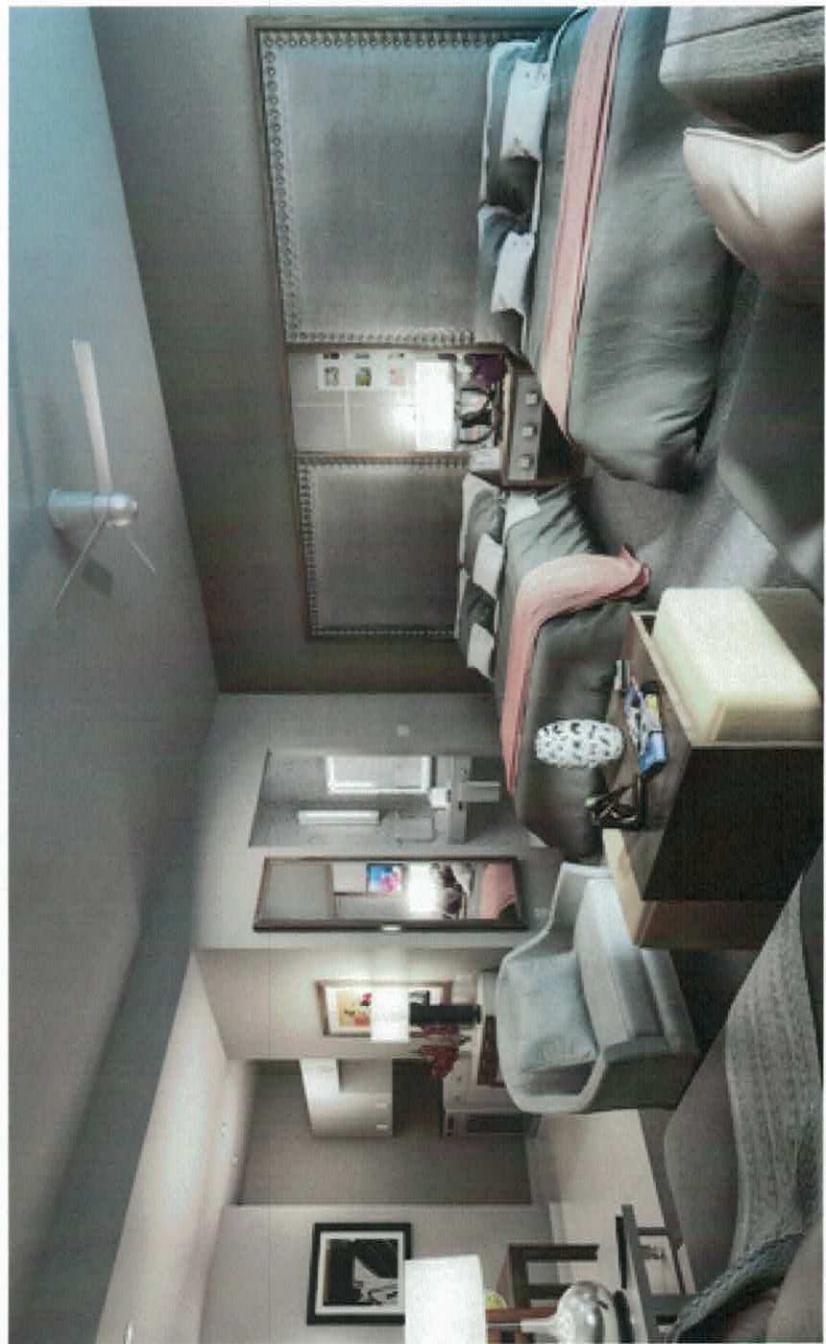








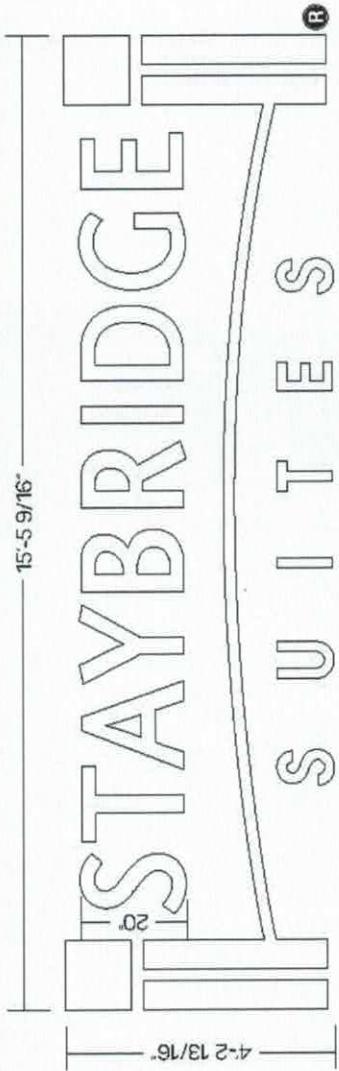




WEST ELEVATION
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer:	STAYBRIDGE SUITES	Date:	4/6/16	Prepared By:	MR	<small>Note: This copy may not be suitable for printing. A file and/or PDF version is recommended. If this copy is to be printed, please print the exact size (width and height) as indicated on the drawing. If this copy is to be printed larger than the exact size, please print the exact size (width and height) and reduce it to fit on the sheet.</small>
Location:	LARGO, FL	File Name:	146423 - R1 - LARGO, MD	Eng:	-	

PROPOSED:
20" REMOTE LETTER SET
BOXED AREA: 65.47 SQ FT

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 20
Watertown, SD 57201-0210
1.800.843.9888 - www.persongs.com

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signs | lighting | image

LETTERS AND LOGO
TO BE PUSH
THROUGH LETTERING

PAINT TO MATCH
PANTONE 4625 C,
BROWN GLOSS
FINISH
1" x 1" ALUMINUM
TUBE

.118" WHITE SOLAR
GRADE POLY
CARBONATE
BACKER PANEL

STONE CAP TO
MATCH BUILDING
COLORS
BRICK VENEER TO
MATCH BUILDING

10'-5 5/8"
8'-4 5/8"



STAYBRIDGE SUITES®

GRAPHIC DETAIL
SCALE 1/2" = 1'-0"

Customer: STAYBRIDGE SUITES	Date: 4/12/16	Prepared By: MR/RM	<small>Note: Do not require back when back panel is included. Back panel is included. This does not include a back panel. Please use a back panel when it is necessary to fit glass or artwork.</small>
Location: LARGO, FL	File Name: 146423 - R1 - LARGO, MD	Eng: -	

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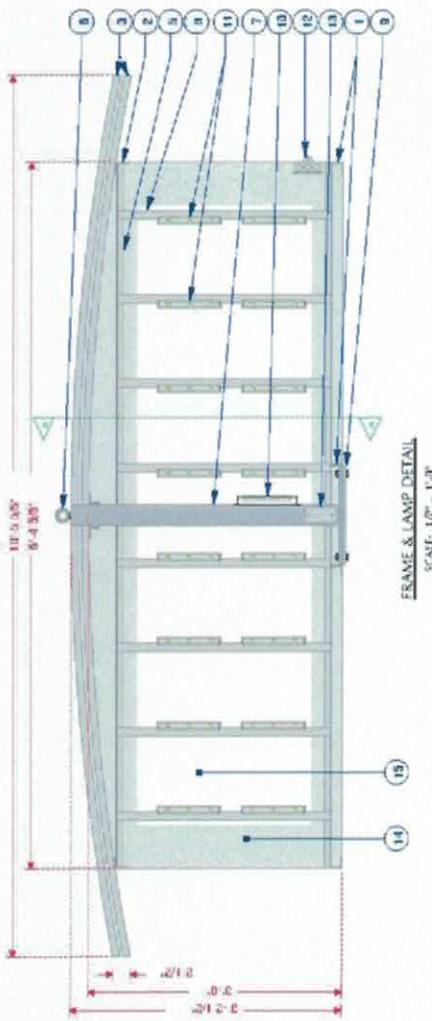
persona
SIGNS | LIGHTING | IMAGE

STAY BRIDGE SLEEVES 3 X 8 MONUMENT/MD-RISE SPECIFICATIONS	
NO	PART/DESCRIPTION
1	1 1/2" X 1 1/2" X 3/16" ALUMINUM ANGLE
2	1 1/2" X 3/16" ALUMINUM STRAP
3	1" X 1" X 1/8" ALUMINUM TUBE
4	.080" ALUMINUM SKIN
5	1" X 1" X 1/8" ALUMINUM ANGLE
6	1 1/4" X .080" ALUMINUM STRAP
7	3" X 2" X 1/8" SQUARE TUBE
8	1/2" EYEBOLT
9	PLATE MATCH PLATE (SEE PLATE DETAIL)
10	LED POWER SUPPLIES AS REQUIRED
11	WHITE LED'S AS REQUIRED
12	DISCONNECT SWITCH
13	0.125" ROUTED ALUMINUM FACE
14	1/8" ROUTED ALUMINUM FACE
15	.118" WHITE SOLAR GRADE POLYCARBONATE BACKER PANEL
16	PAINT TO MATCH PANTONE® 4625 C BROWN, GLOSS FINISH
17	3M 7725-10 WHITE OPAQUE FILM (1ST SURFACE)

NOTES:

- DESIGN FACTOR: TO BE DETERMINED
- 24" X 1 1/2" X 3/16" ALUMINUM ANGLE FRAME
- BLEED FACE
- EXTERIOR FINISH: PAINT TO MATCH PANTONE® 4625 C BROWN, GLOSS FINISH
- INTERIOR FINISH: PAINT REFLECTIVE WHITE
- SKINS REMOVABLE FOR SERVICE ACCESS
- UL LISTED
- ELECTRICAL: 1.10 AMPS/1120 VOLTS
- SQUARE FOOTAGE: BOXED = 25.16
ACTUAL = 24.27
- TOP CAP DETAIL:
 - 32" DEEP TOP CAP
 - 1" X 1" X 1/8" ROLLED ALUMINUM TUBE
 - .080" ALUMINUM SKIN
- EXTERIOR FINISH: PAINT TO MATCHING SILVER

TOPCAP DETAIL



SCALING LAMP DETAIL



LETTERS AND LOGO TO BE
PUSH THRU LETTERING



GRAPHIC DETAIL



The Maryland State Seal, featuring a central shield with a plow, a sheaf of wheat, and a scroll, surrounded by the words "THE STATE OF MARYLAND" and "1776".

LANDSCAPE PLAN

WGLEWOOD BUSINESS PARK
LOT 27
9401 LOTSFORD RD
UPPER MARLBORO, MD 20774

DATE BY REVISIONS
5-22-16 OWNER COMMENTS

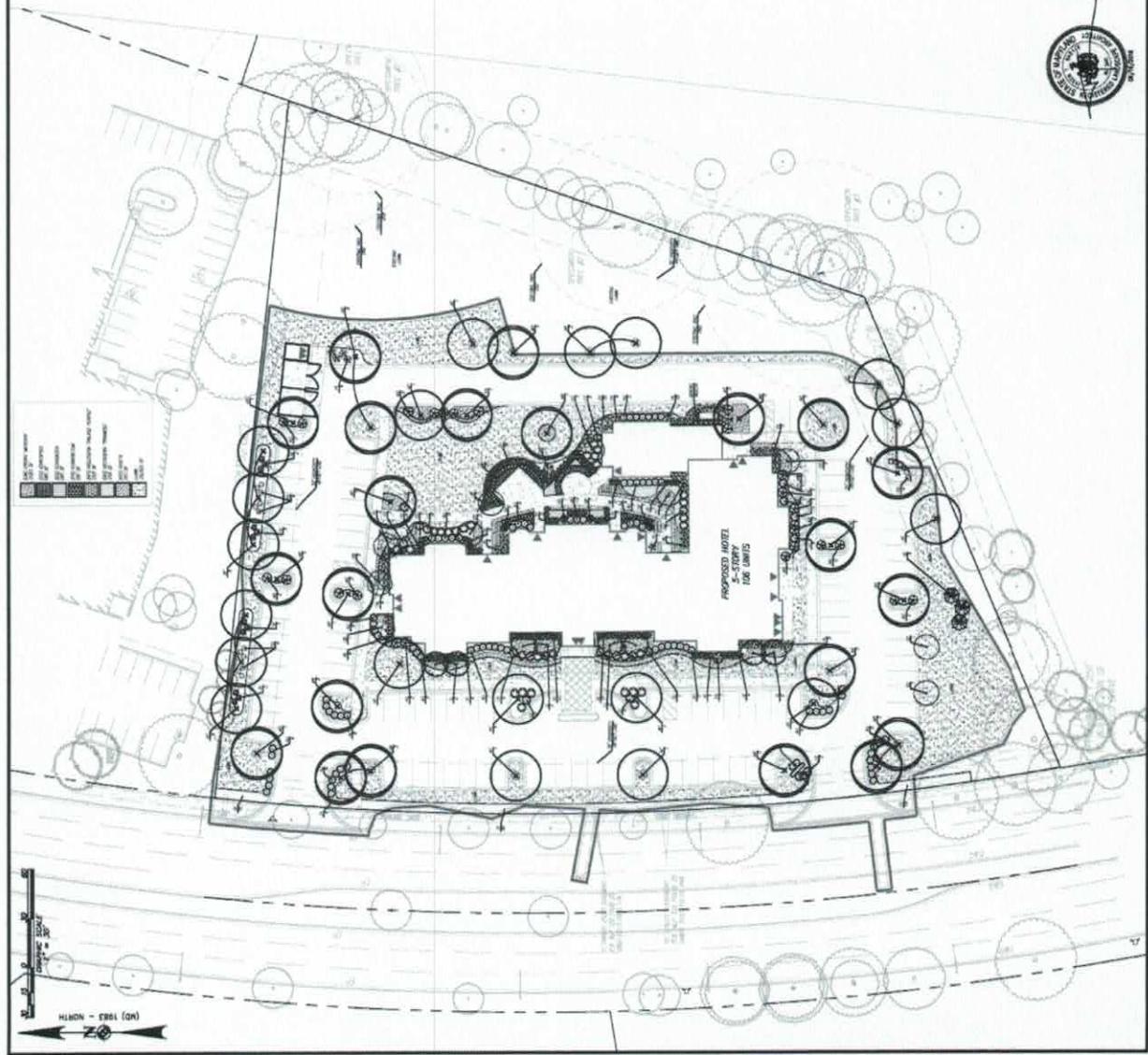
“*Constitutive*” is a term that is often used in a somewhat vague manner, so I would like to make a few remarks about it. The term “*constitutive*” is derived from the Latin word *constitutus*, which means “*constituted*” or “*composed*.” In the context of linguistics, the term “*constitutive*” is used to describe the way in which linguistic elements are combined to form larger units, such as words, phrases, and sentences. The term “*constitutive*” is often used in contrast to the term “*regulatory*,” which refers to the way in which linguistic elements are used to regulate the meaning of other elements. For example, in a sentence like “*The cat sat on the mat*,” the word “*cat*” is a *constitutive* element, while the word “*sat*” is a *regulatory* element, as it provides information about the action that the cat is performing.

Barber's position on capital punishment is consistent with his general position on law and justice. In his view, the law is not a means to an end, but an end in itself. He believes that the law should be applied fairly and consistently, and that it should be used to promote justice and equality. He also believes that the law should be used to protect the rights of individuals, and that it should be used to prevent harm to others. Barber's position on capital punishment is consistent with his general position on law and justice.

STATEMENT 2002: Using human touch is one of the most basic forms of communication.

PROFESSIONAL CERTIFICATION	
<p>I, JOHN J. KELLY, MA, PMP, LEED-AP, a professional engineer, hereby certify that the above named project, located at 1000 N. 10th Street, Phoenix, Arizona, has been designed by me, or under my supervision, in accordance with the applicable codes, standards, and practices of my profession.</p> <p>JOHN J. KELLY, MA, PMP, LEED-AP</p> <p>26-18-2016</p>	
<p>JOHN J. KELLY, MA, PMP, LEED-AP</p> <p>John J. Kelly, Inc.</p> <p>1000 N. 10th Street, Suite 1000 Phoenix, Arizona 85003</p>	

A circular library stamp with a decorative border. The text "STATE LIBRARY" is at the top, "NEW SOUTH WALES" is in the middle, and "SYDNEY" is at the bottom. The center features a coat of arms with a central figure and the text "1856" above it.



The image is a composite of several architectural and design-related documents. At the top, there is a header for 'INGLEWOOD BUSINESS PARK' with contact information for Christopher Consultants. Below this is a '5" COLONIAL' stone sample card with color swatches and a technical specification table. To the right is a 'SITE RETAINING WALL DETAIL' photograph showing a stone wall. In the center, there is a detailed 'STAYBRIDGE SUITES' building elevation and a 'STAYBRIDGE SUITES' sign design. To the left, there is a 'NOTE' section and a 'LAYOUT PLAN' for the building. At the bottom, there is another 'STAYBRIDGE SUITES' building elevation and a 'NOTE' section. The right side of the image contains a 'PROJECT APPROVALS' table and a 'NOT TO SCALE' table.



12th Meeting
September 12, 2016
7:00 p.m. – 8:30 p.m.

AGENDA

I. Welcome, Approval of Meeting Minutes, New Member Introduction

- Chair Jacqueline L. Brown

II. Homewood Suites Hotel - DSP 89010/04 and 4-16012

- Staff - Development Review Division, Prince George's County Planning Department

III. Staybridge Suites - DSP 15041

- Staff - Development Review Division, Prince George's County Planning Department

V. Next Steps

VI. Adjourn



MEETING MINUTES

Largo Town Center Development Board

County Administration Building, Room 2027

14741 Governor Oden Bowie Drive

Upper Marlboro, MD

Monthly Meeting: September 12th, 2016

7:00pm – 8:30pm

Member Attendees: Dr. Jacqueline Brown, Kenneth Baker, Nellvenia Johnson, John Lupo, Charles Renninger, Louise McNairn, David Iannucci, Kierre McCune, Kelvin Robinson, Larry Hentz, Catherine Jones.

(Quorum Achieved)

Staff Attendees: Jackie Brown, Barbara Stone, Jordan Exantus, Leroy Maddox.

Absent: Donny James, Dr. Rodney Harrell, Armin Groeschel, and Mark Wasserman.

Visiting Guests: Alan Hirsch, Cynthia Fenton, Henry Zhang, Suzanne Nickle, Sharnece Holmes, Anthony Brown.

In order, according to the agenda:

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

- i. Dr. Brown introduced new WMATA representative Catherine Jones.
- ii. Minutes were reviewed and approved unanimously.

II. Homewood Suites Hotel – DSP-89010/04 and 4-16012 – Staff - Development Review Division, Prince George's County Planning Department

- i. Mr. McCune asked about Board process relating to acting on Detailed Site Plans
 - a) Chair Brown – We will answer questions, make comments, develop a position and vote on position.
 - b) Mr. Zhang – (Staff) report is published, no changes can be made. Board must submit written testimony (to Planning Board).
 - Mr. Renninger – have witnessed last second changes on several occasions
 - Mr. Hirsch – typically only occurs when there are errors or unforeseen issues
 - c) Ms. Fenton – Staff report is not complete, applicant will be making changes to address concerns brought up during SDRC meeting (August 26th). Revised plans are due by October 6th and the Planning Board hearing will take place on November 10th. Applicant can request a 70-day-waiver if unable to address all required changes in time.
 - Mr. Zhang – after receiving revised plans, will submit for referrals
 - Mr. Renninger – how can we make decisions if there are pending amendments to standards?
 - Mr. Zhang – Should include statements of justification in referral
 - Ms. Johnson – at SDRC applicant was asked to revise submittal and architecture standards?
 - Ms. Fenton – yes, applicant was asked to meet conformance and/or submit revised SOJ (statement of justification)
 - d) Chair Brown – we need as much lead time and information as possible

- e) Mr. Renninger – we need to know ASAP whenever amendments to DDOZ are proposed
 - Mr. Hirsch – application is submitted, SDRC meeting occurs, staff relates concerns to applicant, applicant is now working on a revised package. They will give a 30-day lead. Waivers have been reduced to 45 days from the previous 70 days.
- f) Ms. Johnson – this application is in flux
 - Mr. Hirsch – feedback is part of the process
- g) Mr. Baker – Date SDRC response to be received?
 - Ms. Fenton – 35 days before the hearing (Nov. 10th)
- h) Mr. Renninger – maybe we need to consider going back to monthly meetings to be able to respond to this case.
 - Chair Brown – yes, this might be a good idea – we will receive package ASAP?
- i) Mr. Zhang – yes, we will submit revised package to Board
 - Ms. Johnson – can you please include SDRC comments?

III. Staybridge Suites – DSP-15041 – Staff – Development Review Division, Prince George’s County Planning Department

- i. Mr. Hirsch – Staff report – is an analysis of application as it relates to regulations
- ii. Ms. Fenton – location, standards, requirements of DDO, MUI, DDOZ, preliminary plan of subdivision, etc. (see page 3)
 - a) Pg. 4 – standards for parking, etc.
 - b) Pg. 5 – approvals and design features
 - c) Pg. 6 – compliance with evaluation criteria and applicant justification of any diversions from standards
 - Build to line and building frontage requirements were not met due to security concerns relating to putting parking in rear of building
 - Signage
 - Architectural design – design complies
 - Roofs – standard is not mandatory
 - Zoning and Requirements – conformance with preliminary plan requirements
 - Landscape manual – “general conformance” some minor changes
 - Woodland and Wildlife Habitat Conservation – general conformance, some recommendations have been conditioned
 - Tree Canopy – some minor changes required
 - Agency comments – 18 recommendations and 6 amendments were all supported by staff, conditions must be met before sign-off (certification)
- iii. Discussion
 - a) Mr. Renninger – any changes you recommended denial?
 - Ms. Fenton – No
 - b) Mr. Renninger – can you provide details on signage?
 - Ms. Fenton – 24” area to 25” – Brick with metal
 - Mr. Renninger – do letters conform to sign standards?
 - Yes
 - c) Mr Renninger - 13. E. – what is special nature of “proposed use”? is hotel special?
 - Ms. Fenton – not traditional commercial, not residential, sort of in between.
 - d) Mr. Renninger – motion – plan is generally consistent with sector plan and we have no objections.
 - Second – Mrs. Johnson
 - Approved by vote

IV. Next Steps

- i. Mr. Renninger – revised hospital plans, we should discuss changes
 - a) Mrs. Johnson – the council will hold a briefing on hospital plan soon
 - b) Mr. Iannucci – UMD/Dimensions submitted an amended hospital plan for the Certificate Of Need(CON) to reduce the costs by \$100 million and slight reduction in size. The reduction was in the number of rooms from 215 to 205; operating rooms were reduced from 11 to 9 and the ambulatory care facility was reduced. The floor reserved for utilities will be removed-some things like HVAC will go to the roof. The CON is scheduled to be approved in October, getting close and things are moving forward. Estimate groundbreaking 9 months after approval of CON.
 - Mr. Renninger – if you take utilities floor out, this is a major architectural revision, how will that impact the submission? Still don't have a submittal for parking structure?
 - Mr. Hirsch – an approved DSP must go through a revision process. Minor vs major revisions depend on percent change of total square footage.
 - c) Mr. Lupo – construction complete 18 – 24 months from groundbreaking?
 - Mr. Iannucci – 36 months
 - d) Mr. McCune – have we resolved notification issue?
 - Mr. Exantus – Yes, the Board is registered as a Largo Community group, will receive notification of all new applications and can request to be party of record on each individual project.
 - e) Mr. McCune – also want board to be advocacy group to push recommendations outlined by ULI

V. Adjourn



September 22, 2016

Elizabeth M. Hewlett
Chairman, Prince George's County Planning Board
Maryland-National Capital Park & Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: DSP - 15041 Staybridge Suites Hotel
@ Largo Town Center

To the Honorable Elizabeth M. Hewlett:

The Largo Town Center Development Board has had an opportunity to review, discuss and hear comments from both the applicant attorney and Staff reviewer of the Staybridge Suites Hotel Project in the Largo Town Center Sector Plan Area. At its September 12, 2016 meeting the Board concluded that the project, as presented, and subject to compliance with the required conditions of approval "is generally consistent with the sector plan". Consequently, the Board does not wish to voice any objections to the approval of DSP-15041 as presented. The Board looks forward to realization of this project and continued development of Largo Town Center.

Sincerely,

A handwritten signature in blue ink that reads "Jacqueline L. Brown".

Jacqueline L. Brown, Ed. D., Chair
Largo Town Center
Development Board