



Quarterly Status Report

(October 2016 - December 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 January 31, 2017

The Board met for the thirteenth time on December 5, 2016 (minutes attached). At this meeting, the Board heard from representatives for Kaiser Permanente who filed a Detailed Site Plan Amendment in order to complete a "minor expansion" that would add two MRI facilities housed within medical trailers at the rear of the existing building. The MRI facilities are to be housed within medical trailers. Since the overall expansion is less than 10,000 square feet, they argued that the non-conforming use is grandfathered.

During the meeting the Board also heard from the County Executive and University of Maryland Medical System (UMMS) staff who gave an update on the Regional Medical Center Project. The Certificate of Need (CON) for the hospital was approved on October 20, 2016. Approval of the CON allows the County and UMMS to move forward with the next phase of planning, financing and negotiations. UMMS staff also gave updates on design considerations and the Board discussed issues such as public space, pedestrian facilities, and parking.

Lastly, the Board discussed the proposed minor amendment CR-94-2016 which is related to building heights in the Largo Town Center Sector Plan. In the proposed amendment, 0-story height restrictions applied to areas with environmental sensitivity were removed due to being perceived as "overbroad". There was significant concern over this amendment, but staff from Prince George's Planning Department assured that the Natural Resources Inventory (NRI) will prevail when development applications are being reviewed.



LARGO
TOWN CENTER
Development
Board

13th Meeting
December 5, 2016
7:00 p.m. – 8:30 p.m.

REVISED
AGENDA

I. Welcome, Approval of Meeting Minutes

- Chair Jacqueline L. Brown

II. Kaiser Permanente Largo

- Heather Dlhopolsky, Partner, Linowes and Blocher, LLP
- Robert Clark, Manager, Construction Team Kaiser Permanente

III. Regional Medical Center Update

- David Iannucci - Office of the County Executive
- Mark Wasserman and Darryl Mealy- University of Maryland Medical System

IV. Largo Town Center Sector Plan - Minor Amendment (CR-94-2016)

- Karen Zavakos - Zoning and Legislative Counsel

V. Next Steps

- Development Board Subcommittees

VI. Adjourn



MEETING MINUTES

Largo Town Center Development Board

County Administration Building, Room 2027

14741 Governor Oden Bowie Drive

Upper Marlboro, MD

Monthly Meeting: December 5th, 2016

7:00pm – 8:30pm

Member Attendees: Dr. Jacqueline L. Brown, Dr. Rodney Harrell, Donny James, Kenneth Baker, Nellvenia Johnson, John Lupo, Charles Renninger, Louise McNairn, David Iannucci, Kierre McCune and Mark Wasserman.

(Quorum Achieved)

Staff Attendees: Jackie Brown, Barbara Stone, Vanessa Akins, Jordan Exantus, Karen Zavakos.

Absent: Armin Groeschel, Larry Hentz, Kelvin Robinson, and Catherine Jones.

Visiting Guests:, Chidy Umeozulu(Prince George's County Planning Department), David Green(Prince George's County Planning Department), Heather Dlhopolsky(Partner, Linowes and Blocher, LLP), Robert Clark(Manager, Construction Team Kaiser Permanente), Darryl Mealy(University of Maryland Medical System).

In order, according to the agenda:

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

- i. Minutes were reviewed and approved unanimously.

II. Kaiser Permanente Largo – Heather Dlhopolsky and Robert Clark

- i. Ms. Dlhopolsky, attorney for Kaiser Permanente, introduced the Board to a proposed "minor expansion" project to add two MRI facilities to the current site at Largo Town Center.
 - a) The MRI facilities will be housed in two trailers to be placed at the rear of the existing radiology building, in the parking lot.
 - b) A Detailed Site Plan amendment has been filed with the Planning Department.
 - Kaiser's position is that the total square footage of the trailers is low enough to qualify the expansion as grandfathered since the overall expansion is less than 10,000 square feet.
- ii. Mr. Clarke explained that the trailers would be placed on a site located behind the existing radiology building.
 - a) The trailers will be 55 feet end to end. There are no plans for the trailers to remain for longer than 3 years. Ultimately, Kaiser will be undergoing restructuring to create space to transition radiology inside the main buildings.
- iii. Discussion
 - a) Chair Brown – when would you be installing trailers?
 - Mr. Clarke – hopefully this month, permit pending.
 - b) Mr. Renninger – how can you install trailers for long-term use? Existing provision allows for 6 months.
 - Ms. Dlhopolsky – trailer is a structure, so exception under grandfather clause is allowed.

- c) Chair Brown – are trailers an extension of the current use?
 - Ms. Dlhopolksy – yes, it is.
- d) Mr. Renninger – trailers are typically intended for use on a temporary basis during construction activities, not for long term use. This goes against the sector plan. Trailers will be highly visible from the road (MD 202) and the community will not appreciate this.
 - Mr. Clark – Kaiser wants to be a good neighbor, trailers will not cause a large eyesore.
- e) Mr. Renninger – did you consider using any flex or other available space in the surrounding area?
 - Mr. Clark – expansion was planned this way for convenience and to quickly respond to demand.
- f) Ms. Dlhopolksy – minor amendment is what sector plan requires for expansion at this threshold.
- g) Mrs. Johnson – we want to determine if this will set a precedent for future applications to do similar things.
 - Mrs. Zavakos – don't think it necessarily would because of the heavy focus on medical uses in the sector plan. Staff level review is appropriate, but application is public record, anyone can request a public hearing.

III. Regional Medical Center Update – David Iannucci, Mark Wasserman and David Mealy

- i. Mr. Iannucci informed the Board that the Certificate of Need (CON) filed on October 13th, 2013 was approved on October 20th 2016.
 - a) The design of the Regional Medical Center is being finalized and moving towards a summer groundbreaking. Construction is anticipated to take approximately three years.
- ii. Mr. Wasserman described to the Board the “fantastically complex” hospital project with a power-point presentation and described the University of Maryland Medical System’s (UMMS) vision and organizational structure.
 - a) UMMS learned from their experiences working with Charles County and Washington D.C. area residents towards embracing the UMMS brand. Also, UMMS observed a trend of area residents increasingly traveling to Baltimore for treatment at UMMS hospital.
 - b) How do we change behavior of Prince George’s County residents to utilize new hospital? Currently, it is estimated that 20 – 25 thousand residents are going outside of the County for medical needs.
 - c) UMMS is currently going through due diligence to get to closing.
 - d) The new Board will come together soon and will be led by Brad Seaman – Board will be composed of 4 UMMS people, and 3 County people. The Board will oversee execution and planning of the Regional Medical Center project.
 - e) A summary of clinical programs to date was given.
 - It was critical to get the CON approved for cardiac surgery function.
 - Anne Arundel County is seeking CON for cardiac surgery, this would not be good for Prince George’s County numbers.
- iii. Mr. Mealy gave a power-point with an overview of the site planning, stacking plan and a video animation of the project phasing.
 - a) Mr. Renninger – there have been a lot of changes.
 - Mr. Mealy – granting agency was concerned about demand and asked them to reduce the number of beds, operating rooms, and emergency department rooms, to get CON and reduce costs and square footage. Removed the mechanical floor and moved units to the roof and moved extra wing of beds to the main building.

- b) Mr. Mealy – site plan designed for multiple egress. Currently working with revenue authority on the parking garage. The building is designed for future expansion.
 - Dr. Harrell – how much expansion gets us to original square footage versus new configuration?
 - Mr. Mealy – core function floors and floor plates have not changed.
- c) Mr. Lupo – what are hours for Emergency Department?
 - Mr. Mealy – 23 hours to 48
- d) Mrs. Johnson – what is the status of parking?
 - Conceptual plan for vehicle movement and design will be developed. Design team is being hired.
- e) Dr. Harrell – will there be access to general public for use of facilities? (dining room, conference, etc.)
 - Mr. Mealy – designed with security and access for family in mind, not necessarily for general public.
- f) Mr. Mealy showed the Board the animation of the hospital's potential future expansion
 - Dr. Harrell – what is the helicopter flight path? There will be significant noise.
 - Mr. Mealy – the flight path will go over the beltway.
 - Mr. Iannucci – the FAA will design flight path.
- g) Mr. Lupo – what is the capacity compared to the hospital in Baltimore?
 - Mr. Mealy – smaller, but more efficient, much larger than most community hospitals.
- h) Mr. McCune – what are considerations for crosswalks to RPAI site?
 - Mr. Mealy – raised crosswalks and “safe havens”
- i) Mr. McCune – what will happen with the Arena and Lottsford intersection?
 - Mr. Mealy – new landscaping and new signage
- j) Mr. McCune – are there any plans to replace the lost open space?
 - Mr. Mealy – yes, open space is planned in other areas.
- k) Dr. Harrell – traffic calming has been discussed, any other planned pedestrian improvements?
 - Mr. Mealy – not shown in this illustration, but there are lots of pedestrian improvements planned and amenities as well.
- l) Mr. Wasserman – Board will be replaced in 2018-2019 by more traditional board.

IV. Largo Town Center Sector Plan – Minor Amendment (CR-94-2016) – Karen Zavakos

- i. Mrs. Zavakos introduced the Board to the proposed minor amendment CR-94-2016 which is related to the building heights diagram. The Planning Board was made aware of an overbroad stipulation where 0-story height restriction was applied to areas with environmental sensitivity. There will be a public hearing on February 7th and the Board may want to submit written testimony.
 - a) Mr. Renninger – language says that parcels will adopt height regulations of adjoining parcels, but some parcels are next to multiple building heights. Also, existing development is sometimes divergent from standards, what prevails?
- ii. Mr. Umeozulu gave the background of the planning departments thinking relating to the amendment and stated that the Natural Resources Inventory (NRI) will prevail when development applications are reviewed. So, in areas where there is environmental regulation, you will still not be able to build.

V. Adjourn