

MEETING MINUTES

Largo Town Center Development Board

County Administration Building, Room 2027

14741 Governor Oden Bowie Drive

Upper Marlboro, MD

Monthly Meeting: June 18th, 2018

7:00pm – 8:30pm

Member Attendees: Dr. Jacqueline L. Brown, Dr. Rodney Harrell, Kenneth Baker, Nellvenia Johnson, John Lupo, Charles Renninger.

(Quorum NOT Achieved)

Staff Attendees: Jackie Brown, Charlotte Aheart, Leroy Maddox, Karen Zavakos, Chidy Umeozulu.

Absent: Donny James, Larry Hentz, Armin Groeschel, Kierre McCune, Catherine Jones, Louise McNairn, Kelvin Robinson, David Iannucci, and Mark Wasserman.

Visiting Guests: Andre Gingles, Craig Friedson, Henry Zhang, Cecily Bedwell, Donald James, Rahman Stringfield, Rhonda Dallas, William Hunt.

In order, according to the agenda:

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

- i. No Quorum, so this activity was skipped.

II. Boulevard at the Capital Centre – Detailed Site Plan #17038

- i. Henry Zhang from the Prince George's County Planning Department briefed the Board via PowerPoint on the DSP, Phase 1 for the Boulevard at the Capital Centre. His presentation touched on the existing conditions and framework including previous approvals, most recently being the approval of Preliminary Plan of Subdivision (PPS 4-15009) by the Planning Board on June 28, 2015. This subdivision established parcels for the hospital site and the existing retail development which was subsequently subdivided by PPS 4-1703. This PPS 4-17023 approved in April 2018 created 16 parcels for mixed-use development; 3000 multifamily units and 1.2 million square feet of commercial office part of which is the subject of this application.

He summarized the Phase 1 development proposal as a well-designed and attractive mixed-use development theme centered around central green with varying building height from one to seven stories around it comprising of the following:

- a) An 860,833 square foot mixed-use development – 377,609 square feet of residential amounting to 350 dwelling units; 353,500 square feet of new non-residential and 130,300 square feet of old commercial to remain.
- b) Parcel 6: 19,750 square feet retail and 350 dwelling units
- c) Parcel 2: 13,905 square feet of retail
- d) Parcel 3: 19,649 square feet of retail and 65,220 square foot of movie theater
- e) Parcel 4: 19,595 square feet of retail and 92,140 square feet of office
- f) Parcel 7: 14346 square feet of retail and 108,048 square feet of hotel
- g) Parcel 5: Central Green for socialization, relaxation and outdoor performance

Planning staff also presented illustration of a typical storefront streetscape showing store front awnings and signage, wide sidewalk, seating benches, and landscaping as well as comprehensive sign design and rendering of the plaza space showing activities and the surrounding buildings.

Planning Board date for hearing this case is scheduled for July 19, 2018 and referral comments should be received before June 26, 2018.

ii. Questions/Discussion

- a) Mr. Renninger inquired about the impact of the proposed Phase 1 development intensity on the proposed future interchange, and whether there were road improvement proposed based on this application.
 - Mr. Gingles – the Phase 1 intensity is a small fraction of the build-out and will not impact beltway traffic.
- b) Mr. Renninger questioned the make-up of the façade materials.
 - Applicant – Largely brick with a palette of cementitious materials and panels and some siding in small quantiles. Applicant walked through each building façade demonstrating conformance to the required materials to a significant extent. The applicant also pointed out that the project and materials reflect feedback received through various meetings with the community, under the new brand, “Carillon.”
- c) Nell Johnson was concerned about the typical ugly-looking garage design.
 - Applicant – The garage in question will not be visible from the street and the beltway due to the distance and the visual screening provided by trees. Furthermore, Parcel 6 design and parking garage will be mirrored on Parcel 1 once a new movie theater is constructed. Therefore, at build-out, the two garages will be tucked behind the buildings hence will not be visible from major streets. Any garage visible from the street will be well designed and articulated. The applicant showed precedent images of nice garage treatments in other places.
- d) Mr. Harrell asked if the screen that would be placed on the exterior façade of the movie theater consistent with the regulation proposed in the Zoning Ordinance rewrite.
 - Karen Zavakos suggested that outdoor cinema use could be added to the requested amendments to the DDOZ standards.
 - Mr. Renninger was concerned about light pollution created by the screen especially as it will be located across from residential units.
 - Applicant presented examples from Mosaic District in Vienna, Virginia where similar design scheme is currently in place. The outdoor screen should not be a bill board or an electronic message center for advertising but could be used to share information about the development. To ensure that it is not going to be a light pollution, limiting the hours of operation could be an option.
- e) Nell Johnson questioned how the internal circulation could be improved, noting that the existing circulation doesn't work.
 - Applicant responded that the proposed grid/semi street grid pattern allows various ingress and egress points for an improved circulation system. The applicant continued with the presentation of precedent images that are typical products for which the requested modification to the design standards are envisioned to achieve.
- f) Nell Johnson inquired about the last time the applicants met with the hospital architects in terms of signage coordination and cohesiveness. She reiterated that coordination and integration of design themes have been Councilman Davis priority for the area as a downtown in addition to ensuring that pedestrian amenities are streetscape are ADA accessible, complete streets, etc.

- Applicant responded that a meeting with the hospital architects and designers would be in the next few weeks, however previous meetings resulted in push-backs. The applicant felt that the hospital project was further along, and this project was behind by two years, therefore, lacked specificity.
- g) Mr. Renninger questioned the height and bulk of the signage advertising the development.
- Applicant responded that the proposed signage was an encasement of the existing Boulevard at Capital Centre signage by putting structure to it.
 - Dr. Jackie Brown commended the applicant on the good presentation.

III. The Meeting was Adjourned