

MINUTES
Regular Meeting of the College Park City Council
July 11, 2006
8:05 P.M.

PRESENT: Mayor Brayman; Councilmembers Milligan, Krouse, Catlin, Perry, Olson, Fellows, and Hampton; Deputy Student Liaison Amanda Tuma.

ABSENT: Councilmember Peña-Melnyk.

ALSO PRESENT: Joe Nagro, City Manager; Janeen Miller, City Clerk; Suellen Ferguson, City Attorney; Steve Groh, Director of Finance; Bob Ryan, Director of Public Services; Dorothy Friedman, Planning Department Staff.

Minutes: A motion was made by Councilmember Fellows and seconded by Councilmember Olson to accept the minutes of the June 6 Special Session, the June 13 Regular Meeting, and the June 20 Special Meeting. The minutes were adopted 7-0-0 without amendment.

Announcements: Councilmember Olson announced the deaths of former Councilmember and civic activist Lou Stengard and of Mr. Ed Kennedy, husband of civic activist Dr. Dora Kennedy, and expressed condolences to their families.

Councilmember Perry announced that various National Night Out events will be held on Tuesday, August 1, 2006. The regular Council meeting will be delayed one day so that the Mayor and Council may attend the neighborhood events.

Councilmember Krouse announced the North College Park Citizen's Association will meet Thursday night at 8:00 p.m. at Davis Hall.

Acknowledgement Of Dignitaries: Mayor Brayman acknowledged Morgan Gale, President of the Calvert Hills Citizen's Association, and Mr. Jack Robson, Chief of the Board of Election Supervisors.

Awards: None

Amendments To The Agenda: Councilmember Perry removed item 06-G-99 from the agenda. Councilmember Catlin removed item 06-G-98. A new item was added to the Consent Agenda, item 06-G-100, the Fall Field Use Request by the College Park Boys and Girls Club.

City Manager's Report: Mr. Nagro announced the Four Cities meeting will be held on July 20 at 7:00 p.m. at Berwyn Heights. The Public Works Department is still cleaning up debris from the recent storm.

Student Liaison Comments: Amanda Tuma filled in for Jesse Blitzstein who was absent.

Comments From The Audience On Non-Agenda Items:

Jack Robson, 4710 Harvard Road, commented on the fact that two members of the Council recently recused themselves from voting on a development matter, and questioned whether it was necessary to do so. He suggested that somebody write a letter to the Ethics Commission asking for an opinion on this topic.

Morgan Gale, 7010 Wake Forest Drive, asked about the City's horticulturist and his role in evaluating trees in the community. He also complimented Public Works staff on their recent post-storm clean-up efforts.

Stephanie Stulich, 7400 Dartmouth Avenue echoed Mr. Gale's kudos to City Staff on recent storm damage clean up. She also expressed concern for what was considered drastic tree pruning in the Old Town neighborhood by City staff, and requested better advance communication with residents when such pruning is planned.

Rosa Avelar, 5104 Mangum Road, asked how she can have her APC resolution heard since it was pulled off tonight's agenda. Mayor Brayman encouraged her to contact staff to discuss this further.

Larry McNabb, 5107 Iroquois Street: Stated that grass clippings in plastic bags are being picked up.

Presentations: None.

Consent Agenda:

A motion was made by Councilmember Fellows and seconded by Councilmember Perry to adopt the Consent Agenda. The Consent Agenda included the following items:

06-G-94 Award of Construction Contract CP-06-07 For Columbia Avenue Street Improvements to Cylos, Inc., in the amount of \$212,559, subject to the receipt of \$150,000 from the Prince George's County Community Development Block Grant Program

06-G-95 Award of 3-year Contract for Auditing Services to SB & Company, LLC in the amount of \$46,500, and Authorization for City Manager to Execute Engagement Agreement

06-G-100 Fall Field Use Request by the College Park Boys and Girls Club for use of Duvall Field and Calvert Road Field.

The Consent Agenda was adopted 7-0-0.

Action Items:

06-G-96 Recommend Denial Of Detailed Site Plan DSP 05099 For Commerce Bank

A motion was made by Councilmember Olson and seconded by Councilmember Perry to recommend denial of the Detailed Site Plan DSP 05099 for Commerce Bank.

Councilmember Olson read the motion and comments into the record. The motion included a series of conditions in the event the Planning Board goes forward against the City's position. Councilmember Olson provided for the record written comments from three residents (Townsend, Coppess/Rowe, and Granzow). He further stated that he heard from six additional residents supporting the motion to deny.

Mayor Brayman invited the attorney for the applicant to comment. Dan Lynch made a presentation of the Commerce Bank proposal vis-à-vis the Sector Plan and vision for a town center. He highlighted certain requested amendments, including the drive-through windows, plaza area and parking.

Comments From The Audience:

Leo Shapiro, 6907 Rhode Island Avenue: He is opposed to the DSP because it does not meet the vision in the Sector Plan, and the drive-through is specifically excluded in the Sector Plan.

Eve Müller, 4710 College Avenue: She is opposed to the DSP because the bank with drive-through is not the best use for the site and would deny College Park the opportunity to put something better there.

Stephanie Stulich, 7400 Dartmouth Avenue: She is opposed because this proposal is not consistent with the vision. She believes we can get a better proposal, and the City should be willing to say "no."

Ballard Troy, 4702 Harvard Road: He is opposed due to the additional traffic problems the bank would add.

Adele Ellis, 4608 Beechwood Road: She is personally opposed and is also speaking for three neighbors who are also opposed. The drive-through and traffic are her major objections.

Jane Miller, 7013 Wake Forest Drive: She supports this DSP and believes the bank would be a clean and attractive neighbor with little impact on traffic. She also read into the record a letter from **Leah Callahan at 4511 Guilford Road**, the owner of the ZIPS Dry Cleaners, who supports the DSP.

Alan Wanaberger, 4611 Fordham Road: Is opposed to the DSP because it will increase vehicular traffic.

Victor Yakovenko, 4804 Guilford Road: Is opposed to the DSP because it will exacerbate traffic problems on Guilford Road.

Jim McFadden, 4608 Knox Road: He thinks the bank is a fine business but it does not belong on that site. This lot is a gateway to the City and the project should be an impressive project, such as a multi-story building with mixed use.

Claudia Tudokoff, 4611 Fordham Road: She is opposed to the DSP and believes there is a problem because people make U-turns at that intersection, and the bank traffic would make it worse.

Jack Robson, 4710 Harvard Road: He is opposed to the DSP and believes the real problem is the parking.

Morgan Gale, 7010 Wake Forest Drive: He believes Commerce has made a good proposal and has addressed many of the neighborhood's concerns, but he is concerned about setting a precedent by approving the drive-through, which is excluded from the vision. He offers support to the DSP with conditions, but with reservations.

Comments from the Council:

Councilmember Fellows supports the motion to deny the application. He appreciates that the applicant has listened to the City's concerns and made adjustments, however this is still a bank with a drive-through and a parking lot.

Councilmember Catlin acknowledged that the bank has done a lot to enhance their project and noted that even the APC was conflicted in their decision, as is he. He will support the motion to deny.

Councilmember Krouse believes this is not a bad project but does not belong in this location. He is concerned about the plaza, the parking lot, and the drive-through. He will support the motion to deny.

The motion to recommend denial of the DSP carried 7-0-0.

06-G-97 Approval of Detailed Site Plan DSP 05021 For Fairfield At Greenbelt Metro Park with Conditions

A motion was made by Councilmember Krouse and seconded by Councilmember Milligan to recommend approval of the Detailed Site Plan for Fairfield at Greenbelt Metro Park, DSP-05021, subject to the following conditions:

1. The architecture of the Parking Garage shall be revised to:
 - a. Incorporate quadratic diffusers in the horizontal spandrels in an attempt to reduce reflective noise from the project.
 - b. Add color to the walls of the ground floor level along the entire length of the structure to match the color found in the end residential units.
 - c. Utilize different colors to provide visual interest and break up the horizontal massing of the structure. Color shall be used to visually divide the garage into segments.

2. The applicant will work with the City of Greenbelt to eliminate the board-on-board fence shown in the site plan adjacent to the Metro chain-link fence. The proposed fence will likely attract graffiti, retain trash and generally provide a view that is less attractive than now proposed by the garage and its landscape plantings.

Councilmember Krouse added the following comments:

- The project is located in the south core of the Greenbelt Station subdivision. Fairfield Realty is proposing to build a 302-unit, 4-story apartment building with a 5-level parking garage. The project will be north of Branchville Road and west of the proposed north-south connector road along the railroad tracks.

- The project is within the City of Greenbelt but will be visible from the neighborhoods of Daniels Park and Branchville in North College Park. The proposed condition will address city concerns about increased noise from the CSX and Metro trains after the project is completed, and concerns about the aesthetics of the parking garage.

Attorney Tom Haller spoke on behalf of the applicant. The applicant agrees to the conditions and will represent this agreement to the Planning Board. They are working with the City of Greenbelt on the fence issue.

There was discussion about the quadratic diffusers that will be incorporated into the walls of the garage to help alleviate sound reflection.

There were no comments from the audience on this item.

The motion carried 7-0-0 to support this DSP with conditions.

Council Comments:

Councilmember Fellows congratulated Councilmember Hampton on being elected to the Board of Directors of the Maryland Municipal League.

Councilmember Olson joined in congratulating Ms. Hampton. He also thanked Public Works staff on clearing storm debris and helping with safety issues after the storm.

Councilmember Perry gave kudos to the Public Works staff for working on the Fourth of July to clear storm debris and wants to convey the appreciation of the residents. He also stated that Code Enforcement staff should be more consistent in their windshield inspections: many violations are caught, but he's seeing many that are not.

Councilmember Catlin commented on the Jiffy Lube stream bank restoration project.

Councilmember Krouse stated that a tree is partially blocking Metzert Road just east of Travis Lane, and there is tall grass at 4703 Edgewood Road.

Councilmember Milligan commented on the July 4th storm. He thanked City staff for helping with mud removal after a water main break on Lackawanna Street.

Mayor Brayman announced that the City has purchased the land for the downtown redevelopment agreement. The City should soon be ready to publicize and ratify an agreement with the developer. He urged interested citizens to stay tuned for details.

Mayor Brayman commented on the "Rebuild Route 1 Now" signs that are currently on display in bus shelters in the City. This is Phase 3 of the Route 1 campaign. Councilmember Perry and Mayor Brayman thanked Sara Imhulse for her efforts to have these signs installed.

Comments From The Audience: None

Adjournment: The meeting was adjourned at 10:27 p.m. by a vote of 7-0-0.

Janeen S. Miller, City Clerk