

**MINUTES**  
**Special Meeting of the College Park City Council**  
**Tuesday, June 20, 2006**  
**8:00 P.M.**

**PRESENT:** Mayor Brayman; Councilmembers Milligan, Krouse, Catlin, Perry, Fellows, Olson, Hampton and Peña-Melnyk; Student Liaison Jesse Blitzstein.

**ABSENT:** None

**ALSO PRESENT:** Joe Nagro, City Manager; Sara Imhulse, Assistant to the City Manager; Bob Levan, City Attorney; Janeen Miller, City Clerk; Terry Schum, Director of Planning; Dorothy Friedman, Planner.

Bob Levan and Terry Schum provided an update on the status of negotiations with the developer of Northgate since last week's meeting. Ms. Schum also provided comments on the County's Staff Report. Several issues remain unresolved:

1. Parking
2. PILOT
3. Owner-Occupied Limitations
4. Shuttle
5. Balconies facing Route 1

Negotiations ensued with the developer and his representatives on these topics:

**Balconies facing Route 1:**

- Applicant will provide revised drawings showing no balconies on the east side.

**Shuttle-UM:**

- Strengthen language so by-laws can not be changed
- Add "in perpetuity"
- Confirm times: 7 a.m. – 11 p.m. weekdays and 10 a.m. – 1 a.m. weekends
- Add "subject to modification with approval from the City"

**Parking – Fee In Lieu:**

- \$5,000 per space
- Park & Planning will determine final number of spaces
- Fee-In-Lieu will be capped at \$245,000
- This is if the City does the Parking District

- 50% is due at issuance of building permits; balance is due with issuance of the U&O for the first residential unit.
- Applicant reserves the right to build another level of parking

**Parkland/Promenade Issues:**

- If Park & Planning can validate the cost of a promenade, get them to agree that the amount would instead go to Park & Planning, toward the cost of a new bridge

**Owner-Occupied vs. Rental %:**

- This remains unresolved – applicant is at 50%; City is at 10%

**PILOT:**

- If building is sold to UMD or a non-profit - or if the UMD buys units or floors in the building – applicant will stipulate that the buyer would pay real and personal property taxes.
- Put this in the condo documents and in the by-laws and it will transfer to successive owners.

**Attorneys Fees:**

- The City wants to include standard language that the applicant would pay the attorney's fees if they are wrong.
- This remains unresolved

**Miscellaneous:**

- Language in Motion #13 – add that its in the by-laws and runs with the land.
- Councilmember Perry's item - #7 in Agreement – make it conform to County Plan (condition #1L) "Prior to issuance of certificate of approval of DSP." Change this in the motion and agreement.
- #10 on Page 3 – whose approval? SHA's – should be stipulated.
- Motion should say that approval is contingent upon the Agreement being executed.
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**06-G-86: Motion by Councilmember Hampton, seconded by Councilmember Catlin: To support Detailed Site Plan DSP 05026 for Northgate Condominiums, based upon the revisions to the Conditions and Agreement as discussed tonight; To authorize the City Manager to sign said revised Agreement; City support is contingent upon the execution of said Agreement by all parties at least two weeks prior to the appeal deadline.**

**Comments from the Audience:**

**Monroe Dennis, Lakeland Civic Association:** The Lakeland Civic Association approved a plan with conditions more than two years ago. Their concerns at the time

were the potential addition of traffic to Route 1, and the entrance and egress from the development.

**Jerry Anzulovic, Berwyn District Civic Association:** The Berwyn District Civic Association voted not to stand in opposition to the DSP with conditions. They are generally in agreement with the proposal and believe it would be a new and needed type of development for College Park.

**Council Comments:**

Councilmember Perry is disappointed about the owner-occupancy percentage as presented by the developer.

Councilmember Catlin believes that even if more units become rentals, they will probably not be student rentals.

Councilmember Milligan believes this is a difficult decision, and agrees in general with the concept, but is troubled that the project is too big and too tall for the lot. He also notes that City Planning Staff and the APC have recommended against approval.

Councilmember Krouse is troubled by the building's footprint, the promenade issues, the owner-occupancy percentage presented by the developer, and doesn't like the letter we received from the University of Maryland Foundation.

Councilmember Fellows agrees with many of the previous statements, but believes this project is good for Route 1 development, and thinks that the University's support should carry a lot of weight. He also suggests we take another look at the Sector Plan.

Councilmember Olson is concerned about the building's height but believes high quality projects will help prompt more high-end development in the corridor. However, he will recuse himself from the vote.

Councilmember Peña-Melnyk echoed Councilmember Olson's comments and will also recuse herself.

Mayor Brayman believes the Council should support this project, even with the concerns that have been raised.

**Vote:** Aye: Hampton, Fellows, Perry, Catlin  
Nay: Milligan, Krouse  
Abstain: Olson, Peña-Melnyk

The Motion passed 4-2-2.

**06-G-93 To Authorize the City Manager To Sign A Request For A Special Appropriation Grant Request From The FY '06 Budget To The Prince George's County Council For \$250,000 For A Skateboard Park To Be Built On M-NCPPC Property In Sunnyside.**

The motion was made by Councilmember Perry and seconded by Councilmember Hampton to submit the grant application to the Prince George's County Council through Councilmember Tom Dernoga's office. There was no comment from the audience or from Council on this item. The motion carried 8-0-0.

**Adjourn:**

The meeting was adjourned at 12:20 a.m. by a vote of 8-0-0.

Minutes Prepared By:

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Janeen S. Miller, City Clerk