

**MINUTES**  
**Special Session of the College Park City Council**  
**Tuesday, August 25, 2009**

Present: Mayor Stephen Brayman; Councilmembers Molinatto, Wojahn, Catlin, Perry, Stullich, Mark Cook, Hampton, and Mary Cook.

Absent: None

Also Present: Joe Nagro, City Manager; Terry Schum, Director of Planning.

During a scheduled Special Worksession of the Mayor and Council of the City of College Park, a motion was made by Councilmember Perry and seconded by Councilmember Mark Cook to enter into a Special Session. The motion carried 4-3-1 (Molinatto, Stullich and Wojahn opposed; Catlin abstained).

**Action Item:**

**09-G-69 Approval of a letter to Fern Piret, Director of the Prince George's County Planning Department, supporting an administrative change to the Detailed Site Plan of the Star View Plaza Student Housing Project to allow the phasing of construction.**

A motion was made by Councilmember Perry and seconded by Councilmember Mark Cook to send a letter to Fern Piret, Director of the Prince George's County Planning Department, similar to the one in the packet, supporting an administrative change to the Detailed Site Plan for the Star View Plaza Student Housing Project.

Councilmember Perry stated the developer has requested our support for this request, and that the changes suggested by the developer will not be seen from the street. He is concerned that the project might die even though they have already started clearing the land. He does not think this request sets a precedent because each case has to be handled on its own. In this economy he thinks we should do everything we can to help him proceed. He does not want another failed project on Route 1.

**Comments from the audience:**

**Mukesh Majmudar, the developer:** He will do everything possible to make this happen and he will work with the County and Councilmember Olson if the Council supports him.

Mayor Brayman asked who Star View's developer is. Mr. Majmudar responded it is Foulger Pratt. Mayor Brayman asked if they are in litigation with the developer. Mr. Majmudar stated "No." Mayor Brayman asked if Mr. Majmudar stated earlier that the atrium was "anti-green." Mr. Majmudar and his team stated that it doesn't save as much energy because instead of having

a lower area of conditioned space you now have a very large volume of air that needs to be conditioned. Mayor Brayman asked if they had lost LEED points. There was discussion about the current LEED status of the project.

**Larry Bleau, 4901 Niagara Road:** He is concerned by how much we lose with the County by making this request and thinks that, if the City supports the request, it should be very narrowly framed.

Councilmember Wojahn feels that having an administrative approval does not allow for the community to have input about the changes, and this concerns him.

Councilmember Mark Cook does not see this as a radical change to the building. This is a developer looking to invest more in the City, and asking to do a phased approach is not a big deal. We have already had community input and are now at the point where we need to be flexible. He wants to see this project built.

Councilmember Stullich does not think the City should pressure County officials to support something they do not appear comfortable supporting.

Councilmember Catlin said he will now support this motion. He stated that everyone is concerned about the County Council and asked where is the County Council when they vote 5-4 to support a project like this.

Councilmember Mary Cook said she has now decided to support this motion. She does not want to see another hole on Route 1.

Councilmember Perry said he is sorry to see the atrium go, but the project will still look the same from Route 1, and will still provide the housing for the students.

Councilmember Wojahn said he is very concerned about what it seems people are willing to sacrifice for the sake of getting development. He does not think we should sacrifice community input.

Councilmember Hampton also stated that she will now support this motion. She does not like circumventing the process that is in place, and hopes Mr. Majmudar will not come back with any more changes.

**Mayor Brayman called for the vote:**

<b>Councilmember Molinatto:</b>	<b>No</b>
<b>Councilmember Wojahn:</b>	<b>No</b>
<b>Councilmember Catlin:</b>	<b>Yes</b>
<b>Councilmember Perry:</b>	<b>Yes</b>
<b>Councilmember Stullich:</b>	<b>No</b>
<b>Councilmember Mark Cook:</b>	<b>Yes</b>
<b>Councilmember Hampton:</b>	<b>Yes</b>
<b>Councilmember Mary Cook:</b>	<b>Yes</b>

**The motion passed 5-3-0 (Molinatto, Wojahn and Stulich opposed).**

A motion was made by Councilmember Perry and seconded by Councilmember Hampton to adjourn the Special Session. The motion carried 8-0-0. Mayor Brayman adjourned the Special Session.

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Janeen S. Miller  
City Clerk

Date Approved