

THE CAFRITZ PROPERTY in prince george's county

Community Comments

Property Forum, September 15, 2007

- How to contain traffic?
- Something vs. nothing: development is preferable to existing condition.
- How to contain traffic? Traffic improvements needed.
- Why change the zoning? 200 single family houses would be fine.
- Process for public review should include traffic study, school study, stormwater study, amenities.
- How many residences? 1500 units, # of students.
- Concerned about traffic impact on Underwood.
- Demand for neighborhood retail, scale too big as shown.
- Plan should accommodate mass transit users, especially bus riders.
- Residents are opposed to rezoning, additional students, size of project.
- Attractive plan, wrong location.
- Impacts on existing town centers needs to be assessed.
- School enrollment vs. capacity a big concern - 400 to 500 freshman were expected at Northwest High School, 700 showed up as of September 7.
- University Park Council concerned about traffic on Rt. 1, school crowding, too much proposed.
- Concern: only one access to Rt. 1 shown in plan: 2 more access roads would be good, 1 from north, 1 from south.
- Concept is good; local traffic relief is needed, Pittcon is an obstacle to connection to Riverdale Park Town Center; such a connection would be good.
- Riverdale Park is thrilled by the project.
- Access over railroad tracks is important.
- US 1 can't handle current traffic. Kids now walk to College Park which provides sufficient retail.
- University Park doesn't need this development.
- Local traffic is important for existing retail.
- Reroute through traffic.
- WMATA neglects county traffic districts - WMATA parcel should be included in planning.
- Need a quality connection to south.
- Need tot lots, playgrounds.
- Development will improve livability - access to trails, bike routes is good.
- Heights of buildings: 6 stories desired as the maximum.
- Concerned about cut-through traffic in University Park, overflow parking from the project.
- Concerned about duplication of existing retail.
- Connections should be made to University Park, Riverdale Park.
- Original use planned - single-family - most desirable.
- Applaud seniors housing - so residents can 'age in the neighborhood.
- There should be a public review of plans before rezoning.
- Developer should partner with College Park to bring now vacant College Park Elementary School back.
- Appreciation for process; development is needed.
- Concern about recognition of historic character of property; an archaeological investigation will be required by County law.
- Connectivity to adjacent neighborhoods important; density important, seniors housing desirable.
- Development will ultimately improve the neighborhood; details are important.
- The developer should show the plans prior to rezoning application submission.

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Property Forum, September 18, 2007

- Commends the site plan; concerned about downsizing high-scale grocery - if downsized, it would be too small - it should be a large attraction to work well.
- Stunned, the proposal needs to make adjustments. No 12 story buildings.
- Hiker biker trail connections are good, but he doesn't shop on a bike. Build auto connectivity to Calvert Hills - we are now prisoners of Rt. 1. Concerned about cut-through traffic, but wants to stay connected.
- When can other communities hold meetings?
- Put single family homes on the property - would be 200 homes. Site plan proposes substantial increase in homes.
- Good job listening. Cut through traffic will happen on Van Buren.
- Curbs on Rt. 1?
- How to slow traffic on Rt. 1.
- Find a way across the railroad.
- Likes linkage north-south on trail.
- Thanks for engaging the community.
- Why develop? Why is there a need for retail and dense housing?
- Make it into a nature center. Low impact usage? No impact usage?
- Any investigation of low impact development.
- Riverdale is bi-lingual - make effort to communicate other than in English. Riverdale isn't being heard.
- Community by community...what each one wants.
- Wants high density development but needs to be vibrant.
- Schools? Never took schools into account.
- Concerned you're not creating a destination. Plan for a larger store to draw people to the site.
- How many square feet of retail?
- Calvert Hills doesn't want connectivity - want connectivity without dividing their communities and drawing too many people.
- Concerned building a new town center in Riverdale Park. Purchase industrial properties to help develop; then repair current sites.
- Enthusiastic but 8-12 stories too much.
- How many people do you envision living here?
- What about the census breakdown of people living there? Seniors, scholars housing a good idea.
- Low impact on schools and traffic.
- Hope the path can cut through WMATA site through community efforts.
- Connections to the east are important.
- WMATA site should be made into a park/recreation. Should be addressed now by WMATA.
- Northern connection would be a natural connection.
- Rather have wetlands.
- Problem bringing that many people onto that sized site. Out of character for community. Likes the community as it is.
- Rt. 1 is a problem.
- 200 single family homes to 1500 higher density homes is too much.
- Too big a project.
- Upset by school issue not being dealt with.
- Many projects going on in the area.
- Need to better organize school and traffic information/statistics.
- 200 to 1500 is too much.
- Project is non-starter until school issue is dealt with. Smart growth.
- What's on the table for WMATA site? Options...
- Invite WMATA to next meeting.
- Senior housing is the place where property should go. Senior housing.
- There is no off peak on Rt. 1. Do not park on U.S. 1.
- There are no traffic patterns on Rt. 1.

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Community Comments (Continued)

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- Like to see the runoff/wastewater handled better; better structure.
- The following comments were made by an official of the United Food and Commercial Workers who are opposed to non-union food stores: Whole Foods is not the answer because there is a major concern with the quality of the product. Prefer these meetings be held for people outside this venue. Has a report that the Cafeteria servicing Whole Foods which details quality; quality of product is not what is advertised.
- Out of scale development on site.
- Preference to see a single-family neighborhood developed.
- No support for cut-through street.
- Housing going in all over.
- Can this area really sustain this amount of development? Impact would be devastating without school research.
- Like design but 8-12 stories is too much.
- Think development is good. Metro should be shared.
- Lots of diversity...include residents of all kinds from all communities.
- Thrilled; (the development) adds vibrancy; we cannot believe our luck.
- Talk to UMD about shuttles.
- Like design. Compares to Ballston and Virginia which this area should try to mimic.
- Need cooperation with WMATA.
- All renderings have street parking. What about these parking garages? Sizes? Layouts? Runoff? Heights?