



## **MINUTES OF THE CITY COUNCIL WORK SESSION**

**Held Wednesday, May 31, 2000**

**For the purpose of meeting with representatives of Capital Office Park (COP).**

The meeting began at 8:20 p.m. It was held in the Senior Classroom of the Community Center.

**PRESENT WERE:** Council members Rodney M. Roberts, Edward V.J. Putens, Thomas X. White and Mayor Judith F. Davis.

**STAFF PRESENT WERE:** Michael P. McLaughlin, City Manager, and David E. Moran, Assistant to the City Manager.

**ALSO PRESENT WERE:** Albert Small, Richard Perkins, Nancy Slepicka, and Dean Armstrong, from Capital Office Park; Sheldon Goldberg, Advisory Planning Board; and Amy Boyes, The Gazette.

Mayor Davis began with introductions and an explanation of the stakeholder process.

The Metro Area Sector Plan was discussed. Mr. White noted that Mr. Armstrong had been a regular participant in the stakeholder process and appreciated his insight. Mr. Putens stressed the City and COP both wanted quality development in the area.

Mr. Small expressed concern about bike lanes and believed that bike paths should be separated from the roadways. Mr. Roberts noted that the street right-of-way was the only possible location for the bike lanes.

There was discussion about CB-47, a County bill to change the type of development allowed on the Metro property.

The next issue discussed was the State Highway Administration (SHA) salt dome at Kenilworth & Cherrywood. Mr. Armstrong referenced conversations with Monty Kolste about the dome. Everyone agreed that the salt dome should be removed. Council suggested a letter to SHA regarding the salt dome.

When asked about future development, Mr. Perkins reported that COP had approval for 4 buildings but had not been successful in getting tenants for the new buildings. Mr. Small noted that the climate in Virginia was more business friendly.

Council asked about the vacant lot at Kenilworth Avenue and Ivy Lane. Mr. Perkins noted no movement on that site. Mr. White indicated support for keeping the site as open space and noted Council might be willing to consider trading density for elsewhere on the property. Everyone agreed to consider this matter further.

Mr. White asked about the Marriott. Mr. Small noted ballroom expansion had been considered, but it was too costly. He indicated the Marriott was doing well.

Mr. Perkins reported on plans to renovate the plaza/landscaping areas at the original three office buildings.

Council expressed its appreciation for the quality of COP's development, opining that it was the premier office park in Prince George's County.

The meeting ended at 9:35 p.m.

Respectfully Submitted,

David E. Moran

Assistant to the City Manager