

New Mixed-Use Zone  
Public Meeting  
May 6, 2009

- How dense can building be?
- Why is code being rushed?
- Is there a way to involve public before building occurs in community under new code?
- Are these countywide standards, how are they customized?
- DPWT very concerned that there isn't enough time to review legislation. Concerned about scope and timing of project.
- Zone offers another option for planning mixed-use development.
- Needs to allow for phasing over time.
- Will we have reliable, needed density at these sites to bring amenities.
- From standpoint of developer, builder needs to be able to control uses, have flexibility to rent, changing uses.
- Concern about impact on SFD and adverse impacts that comes with development.
- Protection for SF Neighborhoods
- Current Prince George's Council Legislative calendar and budget approval.
- Can list of participants be made available?
- Green building, parking, etc. in Code.
- General direction/approach of Code is good, current process broken.
- What would role of muni be in development/admin review?
- College Park did not have input into process.
- "Business use case" - develop so different stakeholders (e.g. citizens, developers, etc.) Know what happens in an area with a reg plan

- Min – max prob. For development
- Not many 20+ acre tracts available. (Comment relates to the ZMA process proposed by the new zoning tool).
- Public input incorporated
- Will every place look the same?
- SHA involvement
- Environmental issues within corridors
- How wide are corridors?
- How can new centers be created?
- Precedents
- 2 stories or artificial 2 story
- Government Building setbacks
- It feels as though this process is being rushed through.
- What happens to existing sector plan guidelines?
- Not enough community input
- Not enough input before proposal was released.
- Countywide Standards site specific?
- Rt. 1 to have FBC?
- Rush to Code with no input
- Haven't seen draft
- Scope, size, speed of code
- Could create more confusion
- Without tool, SMA's unable to implement

- Interim Development
- Densities may not match
- Control of space for Initial Development
- Vertical mixed use can bring unwanted uses
- FBC would not protect single family neighborhoods from adverse impacts. Particular concern expressed with regard to noise, lighting (both natural daylight—e.g. tall buildings may block natural light from neighborhoods; and artificial lighting spectrums that may cause cancer in addition to light pollution), traffic, buffering, and smells.
- Land, Man not sufficient for buffering
- Does Community have input with specific development proposals
- Compressed schedule doesn't allow for sufficient review
- Business use case scenario
- Were communities involved in creating the code?
- Who Participated in the development of this code?
- Are “Green” techniques incorporated?
- How do plans affect each other
- Development Review flawed streamline process
- What will be the role of the municipality?
- How will the community be notified?
- Outside Developers without information
- When does community decide FBC in or at our community.