

**Town of University Park  
Development Overview Committee**

Thursday, March 11, 2021, 7:30 PM  
Meeting by Teleconference

Due to current COVID restrictions, the committee will hold this meeting by ZOOM via the dial-in information provided below. This meeting is open to the public.

**Join Zoom meeting by clicking the link below:**

<https://us02web.zoom.us/j/87614093057?pwd=WC9YVVFJdE1QbFJGa0pVY04xbmpFUT09>

**To join by phone only, dial:** 301 715 8592

**Meeting ID:** 876 1409 3057

**Passcode:** 487223

**Agenda**

1. Call to Order

Members: Biermann, Caskey, Hess, Schultz, Tabori, Thompson, Tully, Wells

Ex-Officio: Mayor Carey

Staff: Town Attorney Ferguson

2. Approval of Agenda

3. Approval of Meeting Notes: February 11, 2020

4. New Business

a) Detailed Site Plan: The Aspen, College Park (Presentation: Matt Tedesco and team)

b) Design Review: 7131 Baltimore Ave. (Wine Bar and Tapas Restaurant): (Traci Scudder, representative)

c) Update: Riverdale Park Station (Larry Taub/Mark Regulinsky, representatives)

4. Old Business:

a) Discussion on Adelphi Road Sector Plan. (<https://arsp.konveio.com/>)

b) Western Gateway Project: Guilford Run Flooding Concerns (discussion only)

c) Other business

i Upcoming Items:

1. Rezoning: Northeast end of Dean Drive (Chris Hatcher, representative)

2. Preliminary Plan of Subdivision: 6400 America Blvd (retail and residential development) (Bohler Engineering, Chris Hatcher, representative)

5. Next meeting date and time:

a) Regular meeting: THURSDAY, April 8, 7:30 p.m. (by Zoom)

6. Adjourn

*Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the Town at least 72 hours before the meeting by contacting the Town office at 301-927-4262.*

**Table of Active Projects with University Park's Immediate Area**

<b>Project Name</b>	<b>Location</b>	<b>Contact Person</b>	<b>Status</b>	<b>Track?</b>
The Aspen, College Park	Guilford Road/College Park	Matt Tedesco	DSP	Yes
Wine and Tapas Bar/Restaurant	7131 Baltimore Ave, College Park (old Auto Parts store)	Traci Scudder	Design	Yes
Upper Dean Drive	Northeast end of Dean Drive	Chris Hatcher, representative, Bohler Engineering	Rezoning from R-80 to R-10 (not yet accepted for review by County)	Yes
Mixed Use Project, apartments and retail	6400 America Blvd, at East-West Highway (UTC)	Chris Hatcher, Representative	Preliminary Site Plan (not yet accepted for review by County)	Yes
Standard College Park (mixed use)	4321 Hartwick Rd, College Park (behind old FedEx Bldg.)	Bohler Engineering, Joseph di Marco, 301-8094500, Chris Hatcher, representative, 301-6570153	Site Development Concept Plan	Yes
Landy Property	Belcrest/Toledo Terrace, Hyattsville	Soltesz, Chris Hatcher, attorney, 301-657-0153	DSP submitted, presentation 10/10/2019	Approved
Dewey Property	Toledo Road/Belcrest, Hyattsville	Soltesz, Tom Haller, attorney, 301-306-0033	DSP submitted, presentation 3/12/20	Approved
Terrapin Development (Old Quality Inn/Plato's site)	4340 and 4422 Knox Rd	Terrapin Development/Bozzuto, Soltesz, Ben Mosier, Project Manager 301-7947555	Permits issued	Under construction
Gilbane Property: Western Gateway Project	Adelphi/Campus Drive, College Park	Gilbane Development, Univ. of MD, Justin Ross, attorney, Chris Cerria, project manager	Filed, under review	YES
McDonalds	Baltimore Ave/East-West Highway, Hyattsville	Bohler Engineering, Nicholas Speach, 301809-4500	Remodel, addition of new drive-through lane	approved

Last Revision Date: 3/4/2021