

Town of University Park Development Overview Committee

Thursday, August 12, 2021

7:30 PM

Meeting by Teleconference

Join Zoom Meeting

<https://us02web.zoom.us/j/82155222857?pwd=ZW1Nc2RPYWF2SmttVGhKOFc5QVFhQT09>

Meeting ID: 821 5522 2857

Passcode: 363610

Join by phone, dial: (301) 715-8592

AGENDA

1. Call to Order:
 - Members: Biermann, Caskey, Morgan, Simpson, Tabori, Thompson, Wells, Hess
 - Ex-Officio: Mayor Carey
 - Staff: Town Attorney Ferguson
2. Approval of Agenda
3. Approval of Meeting Notes: July 8, 2021
4. New Business
 - a) 6400 America Blvd. (Mixed use development)
 - i Note from July Meeting: Chris Hatcher, Nick Speech and Mr. Sahl provided a presentation on the project. It consists of 312 apartments (20% Junior 1 bedroom, 60% 1 bedroom, and 20% 2 bedroom), and 2,050 square feet of commercial space. There will be an underground vault for stormwater management, a structured parking garage, with a total of 8-9 stories of building. They have filed their preliminary plan of subdivision with Prince George's County, and also a draft Detailed Site Plan. The Committee raised questions about stormwater management, adequate public facilities, bicycle/pedestrian improvements, traffic, schools, and recreation areas. The project team will provide significant additional information to the DOC on these matters in the next week or so, and we will ask them to return as needed to respond to questions.
 - ii Action: Review additional materials provided and determine whether to provide comments/letter to Prince George's County Planning Board and staff on this project. (Materials forwarded to Committee on 8/9).

- b) Proposal for creation of Private Storage Facility at The Mall at Prince George's (3500 East-West Highway) (Natural Resources Inventory) (Bohler Engineering) (Presentation in August)
- c) Proposal by M-NCPPC and University of Maryland to reconfigure the Paint Branch Golf Course. Please review the following website and video of the presentation from May 2021 at <https://www.pgparcs.com/5114/Paint-Branch-Golf-Complex-Development>. *No further information is available at this time.*
- d) The Town received a notice of a development of 8 townhomes on Guilford/Hartwick Roads in College Park. The Town Attorney indicated that this proposal had not come before the City of College Park as yet, and that we could wait until they are considering it to respond. *At this point, the project has not been officially filed with the County, and nothing is scheduled.*
- e) *The Adelphi Road Sector Plan Team has not announced the date of the next presentation or informational meeting*
- f) Next meeting date and time: THURSDAY, August 12, 7:30 p.m. (by Zoom)

5. Adjournment

Table of Active Projects with University Park's Immediate Area

Project Name	Location	Contact Person	Status	Track?
Mall at Prince George's	3500 East West Highway	Bohler Engineering	Natural Resources Inventory approved	Yes
Paint Branch Golf Course	University Blvd	M-NCPPC	Unknown, Mandatory referral	Yes
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
Clay Property	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, 3018094500, Chris Hatcher, representative, 3016570153	Site Development Concept Plan	Yes
Landy Property	Belcrest/Toledo Terrace, Hyattsville	Soltész, Chris Hatcher, attorney, 301-657-0153	DSP submitted	Yes
Dewey Property	Toledo Road/Belcrest, Hyattsville	Soltész, Tom Haller, attorney, 301-306-0033	DSP submitted	Approved
Terrapin Development (Old Quality Inn/Plato's site)	4340 and 4422 Knox Rd	Terrapin Development/Bozzuto, Soltész, Ben Mosier, Project Manager 301-794-7555	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
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Last Revision Date: 3/4/2021