

Town of University Park Development Overview Committee

Thursday, January 13 2022, 7:30 PM

Meeting by Teleconference

AGENDA

1. Call to Order:
 - Members Present: Biermann, Morgan, Thompson, Wells, and Simpson
Absent: Caskey, Tabori, Mayor Carey
 - Staff: Town Attorney Ferguson
2. Approval of Agenda: Agreed to the agenda, but re-ordered it to allow Item 4b(i) to precede Item 4a.
3. Approval of Minutes: Notes were not taken. The meeting was recorded.
4. Old Business
 - a) Adelphi Road Sector Plan
 - i Review of information from Hyattsville and College Park on Sector Plan
 - 1 Identification of points of support of other municipalities: The committee reviewed the staff reports from Hyattsville and College Park
 - 2 Discussion of content of letter to County Council/Planning Board: , and discussed what should be in the letter to the County Planning Board and M-NCPPC. Stormwater, environmental damage, traffic, and lack of action on the intersection of University Blvd and Adelphi Road were major issues. Others included bicycle/pedestrian circulation, adequate public facilities, schools, and traffic. The Co-Chair agreed to draft a letter for the Committee's review, followed by sending to the Council and asking the Mayor and the Town Attorney to put it into form, and deliver it to the County Clerk to be entered into the record.
 - b) New Business
 - i Request for Change of list of approved uses in the Riverdale Park MUTC Zone (Larry Taub, representative, Riverdale Park Station): Add "Food Hall" as a permitted use.

The Committee hear a presentation from Mr. Taub and Mr. Revulinsky on the request to the County for a change in the permitted uses at Riverdale Park

Station, which presently do not permit a Food Hall. The Committee agreed that this was a desirable use, and thought that the use had not been known or understood at the time the original MUTC Zoning was set up for this development. The Committee agreed to request the Council to approve and the Mayor to send a letter to the Planning Board in favor of this action.

ii Discussion of proposed project in West Hyattsville: The Co-Chair noted that there was a proposed development near the West Hyattsville Metro station that included a large number of residential units. The Committee did not wish to review it directly, but asked that the Chair keep an eye on its progress.

iii

c) Next meeting date and time: THURSDAY, February 10, 7:30 p.m. (by Zoom)

5. Adjournment at 9:40 pm

Table of Active Projects with University Park's Immediate Area

Project Name	Location	Contact Person	Status	Track?
Hyattsville Crossing	3500 East-West Highway north of Mall	Tom Haller, representative, Soltesz, Avalon Bay development	Preliminary Plan of Subdivision submitted	Yes
Mall at Prince George's Storage facility	3500 East West Highway	Bohler Engineering	DSP at Planning Board	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 (accepted by County)	Yes
Standard College Park (mixed use)	4321 Hartwick Rd, College Park	Bohler Engineering, Joseph di Marco, 3018094500, Chris Hatcher, representative, 3016570153	Site Development Concept Plan	Yes
Landy Property	Belcrest/Toledo Terrace, Hyattsville	Soltesz, Chris Hatcher, attorney, 301-657-0153	Permits issued	Under Construction
Dewey Property	Toledo Road/Belcrest, Hyattsville	Soltesz, 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, Soltesz, 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	Not yet filed	Yes

