

Town of University Park
Development Overview Committee
Thursday, March 11, 2021, 7:30 PM
Meeting by Teleconference

Due to current COVID restrictions, the committee held this meeting by
ZOOM. This meeting was open to the public.

Meeting Minutes

1. Call to Order : 7:40 p.m.

Members:

Present: Biermann (7:40), Schultz, Thompson, Tully, Wells
Absent: Caskey, Hess, Tabori
Ex-Officio: Mayor Carey
Staff: Town Attorney Ferguson

2. Approval of Agenda

a The agenda was approved.

3. Approval of Meeting Notes: February 11, 2020

a The notes were deferred as there was not a quorum present at this time.

4. New Business

a) Detailed Site Plan: The Aspen, College Park (Presentation: Matt Tedesco and team)
Preliminary plan of subdivision is approved. Planning Board is reviewing the DSP. Slides about company, Schedule, CP Work session 3/16, council meeting 3/24, PG Planning Bd. 4/8. Project has a mix of unit types: 129 total dwelling units, 420 bedrooms, parking: bikes 130, and 99 cars. Pictures of elevations, massing, etc. Major changes to stormwater program. Nick Speech talked about the re-engineering of the project's stormwater handling. The County will not accept a fee in-lieu for stormwater management. They have included vaults to hold stormwater under each of the 2 buildings. Vault in smaller building is roughly 2000 cubic feet, larger building at about 4K cubic feet. They use the Md. Dept of the Environment data, based on what is published. The base "case" is that of "meadow" for runoff calculations. The Stormwater Management Plan must ensure that no more runoff is created from the structure. PG County has gotten very strict on the storm water stuff.
Parking: electrical vehicles: They plan 1 charging station. Committee suggested that this was too few.

b) Design Review: 7131 Baltimore Ave. (Wine Bar and Tapas Restaurant): (Traci Scudder, representative), Tony Acara (owner), Kevin Caikev engineer

DSP 10845: Just submitted to Planning Commission. 0.28 acres, to convert to restaurant (District 3 Social House). This is still at the preliminary stage, and the application is not fully accepted by the Planning Commission. Elevations of the proposed building were displayed, and discussion of the exterior of the facility. They do not have any interior information at this type as they are still in early design on it. Parking is around the building with some street parking spaces on Guilford Road. There will be an outdoor eating area outside (sidewalk area) on the Guilford Rd. side of the building, and also on the second story in the rear. They will plan to come back when the final design elements are ready for view.

c) Update: Riverdale Park Station (Larry Taub/Mark Regulinsky, representatives): No representative from Riverdale Park Station appeared.

5. Old Business:

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

b) Western Gateway Project: Guilford Run flooding. Agreed to be at our meeting in April, and public presentation on April 6. Ms. Glaros, UMD, DPW/T are all involved, and Calvert Hills drainage project is moving forward. Lots of work being done on the stormwater situation.

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)
- 3.

6. Next meeting date and time:

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

7. Adjourned at 9:00 p.m.

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

Project Name	Location	Contact Person	Status	Track?
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
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Last Revision Date: 3/4/2021