

Town of University Park
Development Overview Committee
Thursday, March 12, 7:30 PM
Conference Room, University Park Town Hall
6724 Baltimore Avenue

This meeting is open; the public is welcome to attend.

Meeting Notes

1. Call to Order

Members Present: Thompson, Hess, Wells, Tabori, Biermann

Ex-Officio: Mayor Carey

Staff: Town Attorney Ferguson

2. The agenda was approved

3. Approval of Meeting Notes: No meeting notes were submitted for approval

4. Old Business

a. Dewey Project, Detailed Site Plan DSP 19050 and DDS-660: Presentation by Project Team (Tom Haller, representative) Mr. Haller presented the information about the project. Not much has changed from the previous presentation. The committee asked about additional bike and pedestrian improvements along Adelphi Rd., and more bike storage capacity in the building. Mr. Haller indicated that they did not need a letter at this point, since the items included in our comments were all dealt with at the 16th of April meeting last year on the Preliminary Plan of Subdivision.

b. Report on Western Gateway (Gilbane) Project from College Park City Council meeting Chairperson Wells reported on the meeting at College Park's City Council meeting. The City supports this project, and comments were primarily about parking requirements relative to the Purple Line's proximity. Nothing is pending at the County Planning Board at this time.

c. Comprehensive Map Amendment, Prince George's County Subdivision Ordinance Rewrite: Review of proposed zoning changes that may affect University Park (Public Hearing at County Planning Board and County Commission, March 23, 2020): The Committee discussed this matter briefly. The Mayor and Chairperson indicated that they would attend the hearing.

5. New Business

a. McDonalds (Baltimore Ave/East-West Highway): Review request for remodeling, addition of new drive-through lane, and other changes. The Committee wanted to review this project.

b. McDonalds (University Blvd at Riggs Road): Review of existing store to ensure compliance with Zoning requirements after portion of land parcel was acquired by Purple Line. (Recommendation: No review). The Committee agreed with the Chair's recommendation not to review this application.

c. There is a new project on Knox Road that will be before the City of College Park in April. We will be notified of public hearings at the County Planning Board.

6. Next meeting date and time:

a. Regular meeting: THURSDAY, April 9, 7:30 p.m. at Town Hall. (depending on pandemic status at that time).

7. Adjourn: The meeting was adjourned at 9:15 p.m.

Table of Active Projects with University Park's Immediate Area

Project Name	Location	Contact Person	Status	Track?
Standard College Park (mixed use)	4321 Hartwick Rd, College Park (behind old Fedex Bldg)	Bohler Engineering, Joseph di Marco, 301-809-4500	Site Development Concept Plan	Yes
Landy Property	Belcrest/Toledo Terrace, Hyattsville	Soltesz, Chris Hatcher, attorney, 301-657-0153	DSP submitted, presentation 10/10/2019	YES
Dewey Property	Toledo Road/Belcrest, Hyattsville	Soltesz, Tom Haller, attorney, 301-306-0033	DSP submitted, presentation 3/12/20	YES
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	YES
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 Speech, 301-809-4500	Remodel, addition of new drive-through lane	YES
McDonalds	Riggs Rd @ University Blvd	No Limit Land, Stephanie Clevenger, 240-338-0131	Review to ensure zoning compliance after Purple Line land acquisition of portion of property	No

Last Revision Date: 3/4/2020