

Town of University Park Development Overview Committee

Thursday, April 8, 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.
<https://us02web.zoom.us/j/83808869426?pwd=dW1aY2Z1c3E5TlpNV3ZxRGES0VWUT09>

Meeting ID: 838 0886 9426

Passcode: 354675

One tap mobile

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Agenda

1. Call to Order
 - Members Present: Biermann, Hess, Schultz, , Wells
 - Members Absent: Thompson, Tabori, Tully, Caskey
 - Ex-Officio: Mayor Carey
 - Staff: Town Attorney Ferguson, Town Administrator Deutsch
2. Approval of Agenda
3. Approval of Meeting Notes: February 11, 2020, and March 11, 2021
4. New Business
 - a) Update: Riverdale Park Station (Larry Taub/Mark Regulinski): No representative appeared.
 - b) Phase 2 design review: Landy Property: Belcrest Road (Chris Hatcher): Part that they are now in DSP is the area to the western end of the property. Phase 2 is 200 townhouses. May break it down into 2 sub-phases. Units are the same as Phase 1, 3 different types of units, 16' rear loaded, 20 rear loaded, and 5 22' wide front loaded units. Entirety of property now within Hyattsville City limits. Public park on western side of development. All of this drains to Northwest Branch. Grading will be done across the site, but only have authorization to build the 130 units on the eastern side of the property.

Mr. Hess and Mr. Biermann both had questions about access to Northwestern HS. HS is very insistent about students only getting on property at front door, not via other routes. School board may or may not agree, but school administration is adamant.

Mr. Carey noted that the transit district plan was concerned about the "green wall" of the NW Branch. The project incorporates access into the Northwest Branch. Stormwater

management for Phase 2 is being done on M-NCPPC owned land, and connect up trails through this area to help make connection to Northwest Branch.

c) Western Gateway Project: Presentation (Gilbane/UMd, Brad Frome): Christian Cerra, project manager made introductions. Ed Maginnis from UMD talked about the previous project approved on the site. Property is zoned high-density residential. Focus is on graduate student housing. Existing grad student housing 750 beds. Over 15K grad students. Looking for quality, walkable, below market rents. May keep them from needing a car. Public private partnership. University is entering into partnership with Gilbane to create a public benefit, as well as providing a space near to public transit (purple line station). Gilbane has over 2bn in development activity in the area (PG county and City of College Park). They have reduced the height of buildings, break up masses, hide parking. Specific concerns about the treed area, and also about the stormwater issues of this site.

Video of the project, including information on the stormwater management system, including a variety of techniques to slow and store water during storm events.

Pedestrians from other areas who need to cross through the area between College Heights Estates and the University need to be talked to, and people in neighborhood aren't the only ones to make the decision.

5. Old Business:

a) Discussion on Adelphi Road Sector Plan. (<https://arsp.konveio.com/>): M-NCPPC Presentation, April 15, Thursday, 7:00 to 8:30 p.m. (Registration required: <https://www.eventbrite.com/e/adelphi-road-umgcum-d-purple-line-station-area-visioning-workshop-tickets-146491789887>)

b) Other business

1. Items likely on May Meeting:

- a. Rezoning: Clay Property: Northeast End of Dean Drive (Chris Hatcher, representative)
- b. Preliminary Plan of Subdivision: 6400 America Blvd (retail and residential development) (Bohler Engineering, Chris Hatcher, representative)

2. Next meeting date and time: THURSDAY, May 13, 7:30 p.m. (by Zoom)
3. 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

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, 3018094500, Chris Hatcher, representative, 3016570153	Site Development Concept Plan	Yes
Landy Property	Belcrest/Toledo Terrace, Hyattsville	Soltesz, Chris Hatcher, attorney, 301-657-0153	DSP submitted, presentation 10/10/2019	DSP to be reviewed
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 3017947555	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