

Town of University Park Development Overview Committee

Thursday, April 13, 2022, 7:30 PM

Meeting by Teleconference

Join Zoom Meeting

<https://us02web.zoom.us/j/88123904920?pwd=clpSbkxHb1JiR09aOWFnTWkzcUhZZz09>

Meeting ID: 881 2390 4920 Passcode: 792703 To join by phone, dial: 301-715-8592

AGENDA

1) Call to Order:

Members present: McGaughey, Tabori, Thompson, Hart, Caskey, Carey

Ex-Officio: Mayor Biermann

Staff: Town Attorney Ferguson

2) Approval of Agenda:

3) Approval of Minutes: February 2023

4) Old Business

a) Projects:

i) Landy Property: Stormwater management and erosion control seem to be well managed.

ii) Dewey Property (Nine Pond): Presentation from Developer on current status, and review of development plans and stormwater project (County Clean Water Project). Construction underway stormwater facility. Some siltation noted in Wells Run, reported to DPIE and MDE/Soil Conservation District.

The committee asked a number of questions of the developer's team. Concern was expressed about the lack of pedestrian and bike improvements along Toledo Road. Mr. Tabori agreed to draft a letter for the Mayor to send to the Mayor of Hyattsville asking to cooperate in getting the County to agree to additional bike and pedestrian improvements in this area.

5) New Business

a) Projects

None for discussion at this meeting. The Riverdale Park MUTC held a meeting on the project proposed on Riverdale Road at the railroad crossing to convert two parcels to residential structures. No actions taken, developer is reviewing comments from the MUTC, and will submit plans to County in near future.

b) Policy Issues:

- i) Functions and mission of the Development Overview Committee: No discussion
- ii) Work with State Senator Washington and County Councilmember Olson on stronger regulation of stormwater issues and with County on larger fines, and better enforcement of stormwater quality and erosion controls.

6) Adjournment: Next meeting is May 11, 2023

7) 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north of Mall	Tom Haller, representative, Soltesz, Avalon Bay development	Preliminary Plan of Subdivision submitted	Withdrawn
Mall at Prince George's Storage facility	3500 East West Highway	Bohler Engineering	Approved	Constructed
Paint Branch Golf Course	University Blvd	M-NCPPC	Unknown, Mandatory referral	No further action
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	Withdrawn
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)	Withdrawn
Mixed Use Project, apartments and retail	6400 America Blvd, at East-West Highway (UTC)	Chris Hatcher, Representative	Preliminary Site Plan (accepted by County)	Under construction
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	Under Construction
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, UMD indicates that it is under reconsideration.	Withdrawn

