

Town of University Park Development Overview Committee

Thursday, May 13, 2021, 7:30 PM

Meeting by Teleconference

Agenda

1. Call to Order
 - Members Present: Biermann, Schultz, Tabori, Wells
 - Ex-Officio: Mayor Carey
 - Staff: Town Attorney Ferguson, Town Administrator Deutsch
2. Approval of Agenda: The agenda was approved.
3. Approval of Meeting Notes: April 8, 2021 Notes were approved.
4. New Business
 - a) Rezoning: Clay Property: Northeast End of Dean Drive (Chris Hatcher, representative)

Mr. Hatcher indicated that this property was an extension of the Landy Property, and they would be coming back with a proposal for development at a later date. There is some discussion about a land swap with M-NCPPC in this area to allow for extension of the NW Branch trail connection through the Landy Property. This was supported by members of the DOC.
5. Old Business:
 - a) Discussion on Adelphi Road Sector Plan. (<https://arsp.konveio.com/>): M-NCPPC Presentation, April 15. The Team from M-NCPPC, including Ms. Punase, Mr. Calomeris and Mr. Rowe were present and described the plan in general for us. They invited everyone to attend their next public meeting on the Plan which would discuss scenarios for the Sector.

Members of the DOC expressed comments on the plan, including concern over the very small area included, the traffic and bicycle and pedestrian access through the intersection, and most especially stormwater management in this area and on down Guilford Run, which presently creates flooding in Ward 5 of University Park.
 - b) Items likely on June Meeting:
 - i. Preliminary Plan of Subdivision: 6400 America Blvd (retail and residential development) (Bohler Engineering, Chris Hatcher, representative)
 - ii. Next meeting date and time: THURSDAY, June10, 7:30 p.m. (by Zoom)

6. 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?
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 (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	Yes
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	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