

Town of University Park Development Overview Committee

Thursday, June 10, 2021, 7:30 PM

Meeting by Teleconference

Minutes

1. Call to Order

Members:

Present: Biermann, Caskey, Hess, Schultz, Tabori, Thompson, Wells
Mayor Carey, Town Attorney Ferguson

2. Approval of Agenda: The agenda was approved as submitted.

3. Approval of Meeting Notes: Meeting notes for May 13, 2021 were approved as submitted.

4. New Business

a) Proposal for creation of Private Storage Facility at The Mall at Prince George's (3500 East-West Highway) (Natural Resources Inventory) (Bohler Engineering)

5. Old Business:

a) Discussion on Adelphi Road Sector Plan. (<https://arsp.konveio.com/>): Discuss virtual planning session. Develop recommendations for Council comments on the Plan.

The Committee discussed the memorandum prepared by the Co-Chair, and added a few comments. The Co-Chair noted that all comments on this Plan needed to be submitted to M-NCPPC by June 14. Council had already reviewed the memo, and approved submitting a letter containing substantially the same information contained in the memo. It was suggested that we strengthen the comments on stormwater drainage and the pedestrian/bike language around the configuration of the Adelphi Road/University Blvd. intersection. The Co-Chair indicated that she would draft the memo into a letter form, and get it to the DOC members, as well as the Mayor and Town Attorney by Friday afternoon (June 11), so that it could be sent to the M-NCPPC team in a timely fashion.

b) Items likely on July Meeting:

6400 America Blvd. (Mixed use development): The Co-Chair noted that the attorney for this project indicated that it was not yet ready for review by the Committee. He indicated that it would probably be ready for presentation in July.

Next meeting date and time: THURSDAY, July 8, 7:30 p.m. (by Zoom)

6. 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?
Mall at Prince George's	3500 East West Highway	Bohler Engineering	Natural Resources Inventory approved	YES
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