

# Town of University Park Development Overview Committee

Thursday, July 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.

## Minutes

1. Call to Order:
  - Members: Present: Biermann, Morgan, Simpson, Tabori, Thompson, Wells
  - Absent: Hess,
  - Ex-Officio: Mayor Carey
  - Staff: Town Attorney Ferguson
2. Approval of Agenda: Agenda was agreed upon with no changes.
3. Approval of Meeting Notes: June 10, 2021: Minutes were approved as submitted.
4. New Business
  - a) 6400 America Blvd. (Mixed use development)
    - i Chris Hatcher, Nick Speech and Mr. Sahl provided a presentation on the project. It consists of 312 apartments (20% Junior 1 bdrm, 60% 1 bdrm, and 20% 2 bdrm), and 2,050 square feet of commercial space. There will be an underground vault for stormwater management, an structured parking garage, with a total of 8-9 stories of building. They have filed their preliminary plan of subdivision with Prince George's County, and also a draft Detailed Site Plan. The Committee raised questions about stormwater management, adequate public facilities, bicycle/pedestrian improvements, traffic, schools, and recreation areas. The project team will provide significant additional information to the DOC on these matters in the next week or so, and we will ask them to return as needed to respond to questions.
  - b) Proposal for creation of Private Storage Facility at The Mall at Prince George's (3500 East-West Highway) (Natural Resources Inventory) (Bohler Engineering) (Presentation in August)
    - i Co-Chair Wells presented the information she had received from the project's Engineers. They will come before us in August to describe the proposed conversion of existing basement storage areas from private to public (rentable) storage at the Mall at Prince Georges.

c) Proposal by M-NCPPC and University of Maryland to reconfigure the Paint Branch Golf Course. Please review the following website and video of the presentation from May 2021 at <https://www.pgparks.com/5114/Paint-Branch-Golf-Complex-Development>

i The Co-Chair presented information on this project to the Committee. No one from the University or from the M-NCPPC was able to attend tonight's meeting. This is a mandatory referral to the County Planning Board, and may not be publicly noticed. The University did provide a video of a public information meeting that was held in June, and it was recommended that the members of the DOC watch this to become more familiar with the proposal.

d) The Town received a notice of a development of 8 townhomes on Guilford/Hartwick Roads in College Park. The Town Attorney indicated that this proposal had not come before the City of College Park as yet, and that we could wait until they are considering it to respond. We will likely have additional information for the August meeting.

Next meeting date and time: THURSDAY, August 12, 7:30 p.m. (by Zoom)

5. Adjourned at 8:42 p.m.

**Table of Active Projects with University Park's Immediate Area**

<b>Project Name</b>	<b>Location</b>	<b>Contact Person</b>	<b>Status</b>	<b>Track?</b>
Mall at Prince George's	3500 East West Highway	Bohler Engineering	Natural Resources Inventory approved	Yes
Paint Branch Golf Course	University Blvd	M-NCPPC	Unknown, Mandatory referral	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
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Last Revision Date: 3/4/2021