

Town of University Park Development Overview Committee

Thursday, August 12, 2021, 7:30 PM

Meeting by Teleconference

Meeting Notes

1. Call to Order:
 - Present: Biermann, Caskey, Morgan, Simpson, Tabori, Thompson, Wells, Hess
 - Ex-Officio: Mayor Carey
 - Staff: Town Attorney Ferguson
2. Approval of Agenda: The agenda was approved as submitted.
3. Approval of Meeting Notes: The meeting notes for July 8, 2021 were approved as submitted.
4. New Business
 - a) **6400 America Blvd. (Mixed use development):** The Committee had not had sufficient time to review the additional materials provided on 8/9. The matter was continued to the September 9 meeting.
 - b) **Proposal for creation of Private Storage Facility at The Mall at Prince George's (3500 East-West Highway) (Bohler Engineering):** Nate Forman, Project Representative presented information about the project. Other than signage, there would be no visible change to the Mall. The existing truck entrances on the north side would be used for individuals renting the 800 spaces that would be available. Since the truck ramps are large enough for 18-wheel tractor/trailers, there would be no problem with the U-Haul type box trucks coming and going. They estimate 15-20 small trucks and/or cars each day. Operations are from 6 a.m. to 10p.m. daily, with an attendant available during regular business hours Monday through Friday. There will be security and no access during the non-operational hours. The Committee indicated that they had no objections to this project. Mr. Forman requested that the DOC request that the Town Council provide a letter of no-objection to the County Planning Board. The Committee agreed to this request.
 - c) The Chair reported on several pending projects, including townhouses on Guilford/Hartwick Roads in College Park, Paint Branch Golf Course, and the Adelphi Road Sector Plan.
 - d) Members of the Committee and residents attending the meeting asked about the Guilford Woods development (Western Gateway). There were comments that action might be taken by the State Board of Public Works or County Planning Board in the next month, and that a public forum to provide information on the project should be held. The Chair explained that 1) no application has been filed with the County, and

thus there is nothing for us to comment on at this time, and 2) that nothing is currently scheduled with the State Board of Public Works as to the use or sale of the University's land for this project. The Chair stated that if there was to be a public forum, the proponents of the project should be present to respond to questions and statements made, and that, in the absence of a direct referral based on an application to the County, the matter should be referred to the DOC by the Town Council. The Mayor indicated that this would be placed on the Town Council's agenda for Monday, August 16, and the Chair indicated that, assuming such a referral, the DOC would place this matter on the agenda for its September 9 meeting.

e) Next meeting date and time: THURSDAY, September 9, 7:30 p.m. (by Zoom)

5. Adjournment : The meeting was adjourned at 9:30 p.m.

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 |
| 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 |

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|-----------|--|--|---|----------|
| 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