

WESTPHALIA CENTRAL PARK IMPLEMENTATION COMMITTEE MEETING  
Open Session Minutes  
July 28, 2023

The Westphalia Central Park Implementation Committee met in person at Westphalia Community Center in Upper Marlboro, Maryland.

COMMITTEE MEMBERS PRESENT

Bill Tyler (Director, Department of Parks and Recreation (“DPR”))  
Andrew Bishop (designee of Director of Planning Department Suzann King)  
Mary Giles (designee of Director of Department of Permitting, Inspections and Enforcement Dawit Abraham)  
Corryne Carter (representative of Westphalia Sector community)  
Monique Willard (representative of Westphalia Sector community)  
Basim Kattan (representative of Smith Home Farms)  
Stephanie Anderson (designee of Bill Shipp, representative of Westphalia Town Center)  
Justin Korenblatt (designee of Tom Haller, representative of Stanley Martin Homes)

COMMITTEE MEMBERS NOT PRESENT

Victor Weissberg (designee of Director of Department of Public Works and Transportation Michael D. Johnson)  
Wanda Collins (representative of Westphalia Sector community)  
Redell Dukes (representative of Westphalia Sector community)

OTHERS PRESENT

Hon. Wala Blegay (Prince George’s County Council District 6), Alvin McNeal, Tony Felts, James Hunt, Sonja Ewing, Brad Bartell, Kristen Maneval, David Warner, Andrea Crooms, Karen Zavakos (Zoning and Legislative Counsel to County Council), Angela Anglin, Sam Dean (former Councilperson), Emmett Brown, Reenal Doshi (Councilperson Blegay’s policy director)

Call to Order

Chair Tyler called the meeting to order at 5:38 p.m. and welcomed attendees. Councilperson Blegay thanked DPR staff for organizing the meeting then addressed attendees about the 20-year vision for the park that residents are waiting to enjoy. Chair Tyler thanked Councilperson Blegay for her leadership and for creating a sense of urgency around development of the park. He explained that Westphalia Central Park will be the first new regional park in thirty years and the fifth regional park in DPR’s inventory.

Introductions

Chair Tyler then asked attendees to introduce themselves and their role: DPR staff, Planning Department staff, community representatives, developer representatives, DOE Director Crooms, County Council staff.

### Committee Purpose and Rules

Chair Tyler next reviewed the purpose of the Committee as set forth in CR-025-2022. It is to provide periodic reports to County Council, submit an annual report on or before July 1 of each year, and a final report by 2026. The Committee will operate pursuant to Robert's Rules of Order and Ms. Zavakos gave an overview of these. Approved motions will be needed if the Committee wants to amend its agenda, approve an action item, recess, and adjourn. The Committee is a public body for the purpose of Maryland's Open Meetings Act.

### Presentation Items

Committee Member Bishop presented an overview of the Westphalia Sector Plan and CR-0254-2022 from the Planning Department's perspective. Slides depicted the proposed park, focusing on the active and passive recreational facilities in Phase I. The park is to be funded from Park Club Fees (tied to the number of building permits released) and DPR Capital Improvement Plan ("CIP") funds. He will circulate his slides to attendees after the meeting.

Ms. Ewing presented an overview of the proposed Park, its history and funding structure. Her slides were available to attendees as a handout. The park as currently planned has changed from how it was originally envisioned in Plan 2002, due to approval of Plan 2035 and the fact that Westphalia is no longer slated to have a Metro stop. It is planned to be a 150-acre park. Development of Phase I (50 acres) will be phased in accordance with the number of approved building permits. Slides of Phase I illustrated what developer Smith Home Farm is to do pursuant to Comprehensive Design Plan 0501 (build amenities in sub Phase I, outlined in red; complete rough grading for all of Phase I by issuance of 1000<sup>th</sup> building permit, using funds from Park Club contributions) and which DPR is to build (amenities in Phase I other than those outlined in red, using \$13.3 million in CIP funds). She presented a slide of which developers pay into the Park Club and said that DPR holds it in escrow. The Park Club is expected to grow to \$13.9 million in 2005 dollars. Rough grading is 90% complete, though 1275 building permits have been issued. In terms of other milestones, by the 1400<sup>th</sup> building permit, this Committee is to reevaluate funding and feasibility of the park and, if necessary, ask that the Public Recreational Facilities Agreement be revised, and by the 1600<sup>th</sup> building permit SHF's implementation is to be complete.

### Development Status

Mr. Kattan gave an update on the status of rough grading. SHF is waiting for Soil Conservation District to extend the permit. He estimates that 10% of the grading task remains. Water, sewer and electricity have been extended to the park. SHF and DPR need to decide how much of Phase I can be implemented.

Ms. Anderson deferred an update on Westphalia until Bill Shipp can be present, and Mr. Korenblatt deferred an update on Stanley Martin until Tom Haller can be present.

### Agency Updates

For the Planning Department, Mr. Hunt reported that there are 5,716 new units, and 466 have been constructed in the Town Center, and that Capital Electric has requested a 100,000 s.f. expansion. Mr. Felts announced that the Planning Department is offering Neighborhood Planning Academy, a six-week course from October 4 to November 8.

Ms. Crooms reported for DOE, which is participating in an advisory capacity. Anyone who sees illegal dumping should contact PG311 to report it.

Ms. Giles reported for DPIE. Central Park Drive has been permitted and is partially constructed. DPIE is reviewing applications for permits for other portions of Central Park Drive and for Woodyard Road.

#### Community Representatives' Questions

Ms. Carter asked about how best to prevent dumping on the Park property. Ms. Ewing replied that DPR is working to install a gate. Ms. Carter asked why the Soil Conservation District permit must be extended. Mr. Kattan replied that the revision is due to having added area and crossing a creek. Ms. Carter asked how much it will cost SHF to develop the area outlined in red on the plan. Ms. Ewing replied that the allocated amount is \$13.9 million in 2005 dollars, or about \$21.7 million, of which \$5 million remains.

Regarding rough grading, Ms. Ewing said that there are large stockpiles of dirt on the Park property and the estimate to remove them is \$900,000, which does not seem like a good use of resources. She said that Mr. Kattan previously stated he would not resume work on rough grading until the gate is in place, but DPR does not see a connection between these two issues. Councilperson Blegay asked Mr. Kattan when he would resume work on rough grading, and he said it would be upon receipt of green stamp. Councilperson Blegay requested that SHF complete rough grading before the next Committee meeting and Mr. Kattan agreed.

Ms. Willard asked if there are financial barriers to construction of the Park given that many permits have already been issued and their associated Park Club Fees collected. Ms. Ewing replied that the Committee should discuss this. SHF has been issued 150-250 permits per year, but permits are on hold until completion of rough grading for the Park and completion of Central Park Road and Woodyard Road.

Ms. Carter asked the agencies to hold firm on not issuing additional permits and said that the Committee should set date by which Phase I will be complete. Mr. Tyler replied that the Committee will discuss a target date at its next meeting, and Councilperson Blegay agreed that the Committee should look at a proposed timeline.

#### Action Items

a. Action: Motion by Committee Member Carter to have the next meeting be in person. Seconded by Committee Member Willard. Motion carried.

b. Action: Motion by Committee Member Willard to have the next meeting be in early fall / late September 2023. Seconded by Committee Member Bishop. Motion carried.

c. Action: Motion by Committee Member Kattan to adjourn. Seconded by Committee Member Carter. Motion carried.

With no other business to discuss, Chair Tyler adjourned the meeting at 7:16 p.m.

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Bill Tyler  
Chair