

WESTPHALIA CENTRAL PARK IMPLEMENTATION COMMITTEE MEETING
Open Session Minutes
October 20, 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)
Wanda Collins (representative of Westphalia Sector community)
Basim Kattan (representative of Smith Home Farms (“SHF”))
Justin Korenblatt (designee of Tom Haller, representative of Stanley Martin Homes)
Victor Weissberg (designee of Director of Department of Public Works and Transportation Michael D. Johnson)

COMMITTEE MEMBERS NOT PRESENT

Ramona Burton (representative of Westphalia Sector community)
Bill Shipp (representative of Westphalia Town Center)

OTHERS PRESENT

Hon. Wala Blegay (Prince George’s County Council District 6)(left early), Alvin McNeal, Tony Felts, Sonja Ewing, Dominic Quattrocchi, Brad Bartell, Kristen Maneval, Adrianna Caldarelli (DOE), Karen Zavakos (Zoning and Legislative Counsel to County Council)(left early), Angela Anglin, Sam Dean (former Councilperson), Rodney Streeter (former Councilperson), Reenal Doshi (Councilperson Blegay’s policy director)

Call to Order

Chair Tyler called the meeting to order at 5:37 p.m. and welcomed attendees. Committee members introduced themselves, then other attendees introduced themselves. Councilperson Blegay thanked attendees. She reminded the group that the park project has been in the works for some time and said she hopes to attend a ribbon cutting for it during her tenure on County Council.

Minutes of Meeting of July 27, 2023

Ms. Carter moved approval of the minutes of July 27, 2023, Ms. Willard seconded, and the Committee unanimously approved the minutes.

Westphalia Central Park Updates

SHF Phase 1

Mr. Kattan gave an update on the status of rough grading. SHF received the permit two weeks ago, began rough grading today, and should be finished by October 25, 2023 after which Dewberry will start on the as-built plans which should be done by mid-November 2023. SHF removed the debris pile and installed a security fence with locking gate to prevent further dumping, then rough graded this area.

DPR Development Update

Mr. Bartell presented slides. His slides were available to attendees as a handout. SHF has received the green stamp recertification. He estimates that rough grading is 90% complete. When it is complete, the site can be re-staked and the as-built survey completed. The bridge is underway and its finish (faux stone) has been determined. Trail access from adjacent properties (Sections 5 and 6) will be important. Regarding the existing well, SHF will remove its gazebo and fill it in / cap it (at a cost of about \$1,500), following Health Department regulations, and this work is eligible for reimbursement from the Park Club Fund. SHF is to provide its cost proposal for this work by next week. DPR has ordered a sign that will inform residents that the area is the future site of Westphalia Central Park. DPR has updated the cost estimate for Phase 1 amenities and has updated the planned phasing of Phase 1.B through 1.E and the prioritization of planned amenities. Phase 1.A has not changed, but Phase 1.B has changed in that both SHF and M-NCPPC are each to build certain elements of it.

Ms. Ewing explained that M-NCPPC manages the Park Fund but also has Capital Improvement Plan funds to construct park amenities. She reminded the Committee that its role is to provide oversight on use of the Park Fund. If there is not enough money to build all amenities, the Committee is to provide direction on how it should be spent and the order in which amenities should be built. The committee will address Phases 1C, 1D, and 1E in more detail at its next meeting.

Regarding Phase 1.B, Mr. Kattan pointed out that the stormwater management code has changed and asked Ms. Giles if Phase 1 could be grandfathered. Ms. Giles replied that it would if it had been approved before May 2010. Mr. Kattan said the pond wasn't built at that point.

M-NCPPC Project Update

Ms. Ewing presented slides. Her slides were available to attendees as a handout. SHF is to build portion outlined in red on Ms. Ewing's slide 3; it is the subject of CDP-0501. This is to be funded from the Park Club (up to \$13.9 million). Phase 1.A should be complete by November 1, 2023. The total Park Fund estimate is \$19 million and the total M-NCPPC CIP fund estimate is \$23 million, for a grand total of \$42 million in potential investments for Westphalia Central Park through 2029. Ms. Carter asked whether the funds are currently available, and Ms. Ewing replied that there is \$6,500,000 in the Park Club, which is roughly enough to complete Phase 1.B. As building permits are issued, more money comes into the Park Club. In good economic years, about 150-200 building permits are issued per year. To date, 1,273 permits have been

issued and no others will be issued until rough grading is complete. County Council could consider a bill to require other developers who are building in the area to have to contribute to the Park Fund (some developers have been contributing voluntarily).

Motion Regarding Prioritization of Amenities in Phase 1.B

Ms. Carter reiterated Ms. Ewing's earlier statement that since there is not enough money to build all amenities, the Committee's role is to provide oversight on use of the Park Fund, direction on how it should be spent, and the order in which amenities should be built.

Ms. Carter moved that the Committee endorse the prioritization of spending Park Funds on Phase 1.B amenities 1-14 to be constructed by SHF as depicted on Mr. Bartell's slide 14 "Phase 1.B – Smith Home Farms (SHF)." Ms. Collins seconded, and the motion passed unanimously.

Community Meeting in Spring 2024

Ms. Willard reported that a community group meets quarterly and that there are upcoming meetings in November 2023, on January 17, 2024, and on April 17, 2024. Members of this Committee could provide an update to the community group at its January 17 meeting.

Park Club Forecast

SHF

Mr. Kattan reported that he has 830 lots to sell and that he projects to sell 300 per year, so there is a 2 ½ year absorption rate. About 100 permits are issued per quarter.

Westphalia Town Center

No one was present to represent Westphalia Town Center.

Stanley Martin Homes

Mr. Korenblatt reported that Stanley Martin has built 384 units in Parkside and will build 1,500 more. This will result in a total contribution of \$7.6 million to the Park Club. Stanley Martin is acquiring the Enclave at Westphalia. He clarified that Stanley Martin is not building Cabin Branch Village.

Councilperson Blegay left the meeting.

Agency Updates

Planning Department

Mr. Bishop prepared a handout but did not go over it; he pointed out that it provides a high-level overview and updated permit numbers. He reviewed the current development applications in the pipeline.

DPIE

Ms. Giles reported that half of Central Park Drive has been constructed; the eastern leg has not yet been built and DPIE is waiting for the developer to resubmit for a permit. As for Woodyard Road, DPIE is waiting for the developer to resubmit for a permit. As for Rock Spring Drive, the permit has been issued and it is partially constructed.

DPWT

Mr. Weissberg explained that DPWT will play a role when the roads are complete and DPWT begins to own and maintain them. It is working on a list of amenities that could be proffered, such as streetlights. The traffic signal at Ritchie Marlboro Road is under construction. DPWT is working on speed humps at Kenwood Village

DOE

Ms. Calderelli did not present on behalf of DPWT.

Motion to Adjourn

Ms. Carter moved to adjourn the meeting, Ms. Collins seconded, and the motion carried.

With no other business to discuss, Chair Tyler adjourned the meeting at 7:11 p.m.

Bill Tyler
Chair