

WESTPHALIA CENTRAL PARK IMPLEMENTATION COMMITTEE MEETING
Open Session Minutes
December 12, 2023

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

COMMITTEE MEMBERS PRESENT

Alvin McNeal (designee of 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)(arrived late)
Ramona Burton (representative of Westphalia Sector community)
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)
Bill Shipp (representative of Westphalia Town Center)
Victor Weissberg (designee of Director of Department of Public Works and Transportation
Michael D. Johnson)

OTHERS PRESENT

Hon. Wala Blegay (Prince George’s County Council District 6)(left early), Tony Felts, Sonja Ewing, Dominic Quattrocchi, Brad Bartell, Kristen Maneval, Sam Dean (former Councilperson), Devan Martin (Councilperson Blegay’s staff)

Call to Order

Mr. McNeal, designee for Chair Tyler, called the meeting to order at 5:33 p.m. and welcomed attendees. Councilperson Blegay applauded the Committee and DPR for taking leadership on the development of the park. She announced that the County Council is going to tour Westphalia and the future park on January 8 or 9, 2024. She intends to host a town hall-style meeting about the park. Committee members introduced themselves, then other attendees introduced themselves, including members of the audience if they wished to identify themselves.

There were no additions to or deletions from the agenda.

Minutes of Meeting of July 27, 2023

Mr. Kattan moved approval of the minutes of October 19, 2023, Ms. Willard seconded, and the Committee unanimously approved the minutes.

Westphalia Central Park Updates

SHF Phase 1

Mr. Kattan reported that rough grading is complete. Dewberry will start on the as-built plans after which Phase I.A will be complete. SHF seeded and stabilized the future park.

DPR Development Update

Mr. Bartell presented slides. His slides were available to invitees as a handout and other attendees could get a copy by providing an email address. 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 has not yet provided its cost proposal for this work. Mr. Kattan noted that SHF is waiting on a permit from DPIE and the Health Department. DPR has installed a sign that informs residents that the area is the future site of Westphalia Central Park.

The Committee's 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. At its October 19 meeting, the Committee endorsed the prioritization of spending Park Funds on Phase 1.B amenities 1-14 to be constructed by SHF as depicted on Mr. Bartell's October 19 slide 14 "Phase 1.B – Smith Home Farms (SHF)." This evening, Mr. Bartell hopes the Committee will endorse the prioritization of (1) Phase 1.C amenities 1-9 to be constructed by SHF and amenities 10-12 to be constructed by M-NCPPC as depicted on Mr. Bartell's slide 12 "Phase 1.C – SHF and M-NCPPC"; (2) Phase 1.D amenities 1-10 to be constructed by M-NCPPC as depicted on Mr. Bartell's slide 13 "Phase 1.D – M-NCPPC"; and (3) Phase 1.E amenities 1-4 to be constructed by SHF and amenities 5-9 to be constructed by M-NCPPC as depicted on Mr. Bartell's slide 12 "Phase 1.E – SHF and M-NCPPC".

M-NCPPC Project Update

Ms. Ewing presented slides. Her slides were available to invitees as a handout and other attendees could get a copy by providing an email address. SHF is to build the 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 is complete. The total Park Fund estimate is \$19 million. M-NCPPC DPR recommends how to spend this. 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. Giles arrived.

Regarding the timeline, CDP-0501 set deadlines for SHF to meet. The pond construction is complete. To date, 1,273 permits have been issued. Now that rough grading is complete, DPR has lifted the hold it placed on issuance of additional permits, though other agencies may still have holds on permit issuance for other reasons. At the 1400th building permit, if there is not sufficient funding to fully construct Phase I, DPR and SHF are to notify the District Council in writing and work together to determine how the available funding should be used to construct

portions of Phase I. Slide 9 shows which developers have contributed to the Park Club. There is approximately \$6.7 million in the three accounts.

In terms of construction drawings, DPR has them for SHF Phase 1.B as shown on Mr. Bartell's Slide 10 and would like to develop them for its portions of Phases 1C through 1E.

Ms. Carter made a motion to end discussion and return to the agreed-upon agenda, Mr. Kattan seconded, and the motion was approved.

Park Club Forecast

SHF

Mr. Kattan reported that he projects that by the end of 2024, 300 homes will be sold or under roof.

Westphalia Town Center

Mr. Shipp said there are 350 units in the first phase of Westphalia Town Center. Town Center north and Town Center east are each almost 650 units.

Stanley Martin Homes

Mr. Korenblatt reported that Stanley Martin has 77 townhouses in Parkside Section 6 and 291 in Overlook. It expects 15-18 sales per quarter. Three other projects are going through entitlements.

Agency Updates

Planning Department

Mr. Bishop presented slides. His slides were available to invitees as a handout and other attendees could get a copy by providing an email address. Mr. Bishop discussed the Westphalia Sector Plan. About 17,000-18,000 units are anticipated; 5,574 have been constructed so far. Slide 6 depicts planned infrastructure at total buildout.

DPIE

Ms. Giles reported that DPIE is continuously reviewing and issuing permits, many for SHF and at Westphalia Town Center. Marlboro Ridge is almost completely built out. DPIE has an exhibit to show the status of permits around the future park.

DPWT

Mr. Weissberg did not have any updates on behalf of DPWT.

DOE

No one was present to represent DOE.

Citizen Representatives' Questions

Ms. Carter asked what would happen if the 1600th building permit was issued but there were not enough funds to construct the park. Ms. Ewing replied that at the 1400th building permit, the Committee would evaluate what it recommends should be achieved by the 1600th. Ms. Carter observed that it did not seem that there would be funds to move beyond Phase 1. Ms. Ewing responded that SHF should be able to construct what is depicted on Mr. Bartell's Slide 10, and reminded all that this portion would be approximately 40 acres. Mr. Shipp said that for comparison purposes, this is about the size of Lake Artemesia.

Ms. Burton asked about the amphitheater depicted on the plans. Ms. Ewing explained that it is proposed at 400 seats and is not the larger amphitheater that is planned for another area of the county.

Motion Regarding Prioritization of Amenities in Phase 1.C through 1E

DPR would like to develop construction drawings for its portions of Phases 1C through 1E but would like the Committee's endorsement before proceeding.

Mr. Shipp moved that the Committee endorse the prioritization of spending Park Funds on (1) Phase 1.C amenities 1-9 to be constructed by SHF and amenities 10-12 to be constructed by M-NCPPC as depicted on Mr. Bartell's slide 12 "Phase 1.C – SHF and M-NCPPC"; (2) Phase 1.D amenities 1-10 to be constructed by M-NCPPC as depicted on Mr. Bartell's slide 13 "Phase 1.D – M-NCPPC"; and (3) Phase 1.E amenities 1-4 to be constructed by SHF and amenities 5-9 to be constructed by M-NCPPC as depicted on Mr. Bartell's slide 12 "Phase 1.E – SHF and M-NCPPC.", Mr. Kattan seconded. During discussion, Ms. Burton asked for clarification of the significance of reaching 1400th building permit, and Ms. Ewing responded. The motion passed 10-0; Ms. Carter abstained.

Community Meeting

Ms. Willard notified the Committee that a public virtual quarterly Westphalia Community Meeting would be held on January 18, 2024 from 6:00-7:00 p.m.. At the Westphalia Community Meeting, M-NCPPC should be prepared to present a Westphalia Central Park project update to community residents that have not been exposed to the information presented during the Westphalia Central Park Implementation Committee meetings.

Motion to Adjourn

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

With no other business to discuss, Acting Chair McNeal adjourned the meeting at 7:09 p.m.

Alvin McNeal
Acting Chair