



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

*Department of Parks and Recreation, Prince George's County*  
6600 Kenilworth Avenue Riverdale, Maryland 20737

WESTPHALIA CENTRAL PARK IMPLEMENTATION COMMITTEE MEETING

Open Session Minutes

March 28, 2024

The Westphalia Central Park Implementation Committee met online.

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)(arrived late)

Monique Willard (representative of Westphalia Sector community)(arrived late)

Wanda Collins (representative of Westphalia Sector community)

Basim Kattan (representative of Smith Home Farms (“SHF”))

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

Tony Felts, Sonja Ewing, Brad Bartell, Ed Holley, Demetria Deas, Kristen Maneval, Sam Dean (former Councilperson), Devan Martin (Councilperson Blegay’s staff), Justin Korenblatt, Kwanzaa Nivens, Derick Berlage, Rana Hightower, Shari Hamilton-Crawford, Alex Brown

A. Call to Order

Chair Tyler called the meeting to order at 5:30 p.m. and welcomed attendees. Mr. Martin reported that Councilperson Blegay could not attend this evening as she was attending a press conference on another topic.

There were no additions to or deletions from the agenda.

Minutes of Meeting of December 12, 2023

*Mr. Kattan moved approval of the minutes of December 12, 2023, Mr. Bishop seconded, and the Committee unanimously approved the minutes.*

**B. Westphalia Central Park Updates**  
**SHF Phase 1**

Mr. Kattan reported that he believes he provided comments in the past week or so on the draft RFA. He is also working on a reimbursement request to Mr. Holley and Mr. Bartell for Phase 1A construction.

**C. Planning Update**

Mr. Bishop presented slides. His slides were available to attendees by providing an email address. As depicted on slide 8, new software shows the number of units approved but not yet built. There are no updates to this number since the last meeting.

**D. M-NCPPC Project Update**

Ms. Ewing presented slides. Her slides were available to attendees by providing an email address. She reminded the Committee that at the last meeting, it endorsed 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; (2) Phase 1.D amenities 1-10 to be constructed by 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.. Slide 12 shows a summary of the Park Club funds and the M-NCPPC CIP fund estimate of \$23 million, for a grand total of \$42 million in potential investments for Westphalia Central Park through 2029. Slides 13 and 14 show the FY24 CIP approved for the Park Club and for DPR, respectively. Slide 15 shows that the number of permits issued remains at 1,273. The Committee will need to reevaluate Park Club funding as the number of permits issued approaches 1,400. Slide 16 shows a list of the major developments that contribute to the Park Club; the Wood property is new. Per Slide 19, M-NCPPC has reimbursed SHF \$2.9 million for expenditures made for design, construction, and permitting.

**E. DPR WCP Update**

Ms. Ewing presented slides. Her slides were available to attendees by providing an email address. She reported that rough grading is complete and SHF and DPR are working to close out bonding. DPR is working on trail access from Section 4. SHF has requested that a PEPCO switchyard be located on M-NCPPC property in Sections 5 and 6 and in Westphalia Town Center instead of on SHF property. DPR is working with SHF and PEPCO to locate a PEPCO utility easement for the switchyard (shown on slide 27). DPR is working with Dpie on an access easement across M-NCPPC property to give Dpie an access route for maintenance of the Woodyard Road bridge (shown on slide 28). DPR is working on entering into a contract with Dewberry and is reviewing Dewberry's design proposal for Phases 1B-1E (cost estimate shown on slide 29). DPR is partnering with United States Tennis Association for review of the design and development of the tennis courts at the park, with the possibility of pickleball (slide 30). DPR is preparing to submit for design / construction / permitting of Phase I.B. Per slide 25, DPR is working on trail alignments to connect the communities located south of the park to the park.

**F. Park Club Forecast**

### 1. SHF

Mr. Kattan did not have a report.

### 2. Westphalia Town Center

Mr. Shipp said that he has been working on the Park Club Contribution Agreement for the Wood property.

### 3. Stanley Martin Homes

Mr. Haller pointed out that Mr. Bishop's slide does not depict Westphalia Meadows portion of the former Bean property. It will have 282 lots, and Stanley Martin is filing for SDP. Mr. Martin asked Mr. Haller to call him to discuss the matter.

## G. Agency Updates

### DPIE

Ms. Giles reported that DPIE is actively working on conceptual and grading permits for the Wood property, Preserve at Westphalia, the former Case / Yergat property, and another.

### DPWT

Mr. Weissberg said that work continues on the design of roundabouts on Ritchie Marlboro Road.

### DOE

No one was present to represent DOE.

## H. Citizen Representatives' Questions

Neither Ms. Willard nor Ms. Collins had questions.

### Community Meeting

Ms. Ewing notified the Committee that a public Westphalia Community Town Hall Meeting organized by District 6 will be held on April 18, 2024. M-NCPPC will prepare a Westphalia Central Park project update to community residents.

### Motion to Adjourn

*Mr. Shipp moved to adjourn the meeting, Mr. Kattan seconded, and the motion carried.*

With no other business to discuss, Chair Tyler adjourned the meeting at 5:57 p.m.



Bill Tyler  
Chair of Committee