

WESTPHALIA CENTRAL PARK IMPLEMENTATION COMMITTEE MEETING
Open Session Minutes
September 26, 2024

The Westphalia Central Park Implementation Committee met online.

COMMITTEE MEMBERS PRESENT

Len Pettiford (Deputy Director, Department of Parks and Recreation) (“DPR”)
Andrew Bishop (designee of Director of Planning Department Lakisha Hull)
Mary Giles (designee of Director of Department of Permitting, Inspections and Enforcement
Dawit Abraham)
Monique Willard (representative of Westphalia Sector community)(arrived at 6:00)
Wanda Collins (representative of Westphalia Sector community)
Tom Haller (representative of Stanley Martin Homes)
Victor Weissberg (designee of Director of Department of Public Works and Transportation
Michael D. Johnson)

OTHERS PRESENT

Councilperson Wala Blegay, Tony Felts, Sonja Ewing, Brad Bartell, Kristen Maneval, Andrea Crooms (Director of DoE), Sam Dean (arrived at 6:11) (former Councilperson), Devan Martin (Councilperson Blegay’s staff), Rob Antonetti, Rana Hightower, Halley Thurston (Gibbs & Haller), Alisha Johnson, Sidney Elam, Matthew Brown, Dana Spell

A. Call to Order

Acting Chair Pettiford called the meeting to order at 5:32 p.m. Councilperson Blegay stated that she wants to be sure the Westphalia Central Park project is moving forward as the amenities are due to the residents. Mr. Pettiford introduced himself as Acting Chair (Bill Tyler is on leave and Alvin McNeal has retired from Maryland-National Capital Park and Planning Commission (“M-NCPPC”)). Committee members introduced themselves; Ms. Ewing and Ms. Maneval introduced themselves.

Minutes of Meeting of March 28, 2024

Mr. Haller moved approval of the minutes of March 28, 2024, Ms. Collins seconded, and the Committee unanimously approved the minutes (6-0).

B. Westphalia Central Park Updates
SHF Phase 1

Mr. Bartell explained that Basim Kattan of Smith Home Farms (“SHF”) had planned to attend tonight but could not due to an unforeseen circumstance. In Mr. Kattan’s absence, Mr. Bartell reported that he believes Mr. Kattan is working on comments on the draft Public Recreational Facilities Agreement, Amended and Restated Central Park Escrow Agreement, and Amended

and Restated Westphalia Park Club Contribution Agreement; that SHF completed Phase I.A. rough grading; that SHF submitted a request for reimbursement to Mr. Bartell for Phase 1A construction that M-NCPPC is reviewing; and that SHF's engineering consultant Dewberry is working on items that SHF is to design, have permitted, and pay for in Phase I.B.

C. M-NCPPC Planning and Development Update

Mr. Bishop had no updates since the last meeting.

D. M-NCPPC Project Update

Ms. Ewing presented slides. Slide 2 (Phasing and Priorities) shows grading is complete for the area outlined in purple; SHF is to construct the area in red within the purple boundary. On Slide 3, yellow highlighting calls the Committee's attention to the changes in Park Club Fund and DPR fund. There is enough funding in the Park Club to reimburse SHF for its work on Phase I.A which was largely completed in July 2024. About 75% of the needed approximately \$7 million in Park Club funds for SHF's share of Phase I.B is in hand, and though there is a deficit of \$1,392,835, the last 25% is not needed upfront. Councilperson Blegay asked about the status of M-NCPPC's review of SHF's request for reimbursement for final invoices for Phase I.A. Ms. Ewing explained that M-NCPPC has paid several of SHF's invoices, that it reviews funding requests in accordance with American Institute of Architects standards and that while questions were largely resolved, a few items remain to be satisfied on the last invoice. SHF is working with Dewberry to get revisions to the construction documents to have a permit set. Regarding M-NCPPC's obligations for Phase I.B, it is fully funded (\$12 million in the Capital Improvement Program). M-NCPPC is working on its construction documents but has not yet submitted for permits for Phase I.B. The number of permits issued for dwelling units remains at 1,273. As the number of permits issued approaches 1,400, if it appears as if there will not be sufficient funding to complete the entire park as planned, the Committee will need to reevaluate Park Club funding and make recommendations. The Committee will likely need to do this at its spring 2025 meeting. A slide shows a list of the major developers that contribute to the Park Club (total contributions about \$7,582,164); the Preserve at Westphalia property is new. It would be beneficial to have legislation that requires other developers who are building in the area covered by the sector plan to contribute to the Park Club.

E. M-NCPPC Development Update

Mr. Bartell presented slides. Slide 1 shows the work that SHF has been doing, including making sure that all trails lead to Westphalia Central Park. SHF will demolish the wellhouse and cap the well in accordance with Health Department guidelines. 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. M-NCPPC approved an access easement for DPIE across M-NCPPC property to give DPIE an access route for maintenance of the Woodyard Road bridge. M-NCPPC entered into a contract with Dewberry and it is now designing a tennis facility (no longer planned to be a USTA style tournament facility) and other Phase I.B elements (but not the

skateboard park for which M-NCPPC will contract with another vendor). DPR needs to prepare construction documents for its portion of Phase I.B.

F. Park Club Forecast

1. SHF

There was no report due to Mr. Kattan's absence.

2. Westphalia Town Center

There was no report due to Bill Shipp's absence.

3. Stanley Martin Homes

Mr. Haller reported that 25-30 permits have been issued for Overlook at Westmoor. Next week is the SDP hearing for Meadows at Westmoor, and Stanley Martin is seeking reapproval for additional time for the DSP for Enclave at Westphalia.

G. Agency Updates

DPIE

Ms. Giles reported that DPIE has not noticed much construction activity on site. SHF has a permit to build the remaining piece of Central Park Drive to Woodyard Road and Woodyard Road over the bridge to connect to the stub of Rockspring Drive.

DPWT

Mr. Weissberg had no updates since the last meeting.

DOE

Ms. Crooms had no updates.

H. Citizen Representatives

Neither Ms. Willard nor Ms. Collins had updates or questions.

I. Discussion

Ms. Johnson asked about the status of Dan Ryan Homes and about timeframe for development of roads. Ms. Ewing explained that this committee is focused on development of Westphalia Central Park.

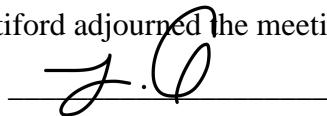
J. Summary

Due to Mr. Kattan's absence, Mr. Bartell on behalf of the Committee will request from him a memo of what he would have presented tonight to be distributed to the Committee. Ms. Ewing proposed that if the memo contains significant updates, the Committee should meet in December 2024 or January 2025; otherwise the Committee will next meet in spring 2025.

Motion to Adjourn

Mr. Haller moved to adjourn the meeting, Mr. Bishop seconded, and the motion carried.

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



Len Pettiford
Acting Chair