

From "tim.karenhunt" <tim.karenhunt@verizon.net>  
Subject: [UHCA] Belcrest Plaza Mixed Use Development  
Date: Tue, August 25, 2009 20:36  
To: UHCA@yahoogroups.com

Neighbors,

I would like to provide a brief summary of the presentation last night to the University Park Town Council. The previous post I copied to this listserv was an e-mail to the attorney who is representing the Gudelsky family who own the Belcrest Plaza apartments (Toledo Terrace).

According to the presentation, there are currently a total of 743 residences throughout the complex of "garden style" apartments and about 566 residences will be affected by this proposal. Those units lying outside the Transit District Overlay Zone (TDOZ), which is defined by a radius from the Metro station and is zoned for high density buildings with limited parking, will not be affected. These are the apartment units that back up to Gumwood Drive. A separate process will be used by the developer to determine what, if anything, will be done with those apartments.

For the units that are closest to the Post Park property (the new apartments across from Home Depot), it is proposed to build 5 story (4 levels of living space, one level of a parking garage) condominiums/apartments. Moving closer to Belcrest Road, 4-5 (maybe 6) story town homes are proposed to be built. Nearest the intersection of Belcrest and Toledo Road, a 33 story residential building and about 5 to 7 (I think, it was hard to count as they were flipping through slides) 16 story residential buildings are proposed to be built. There will be retail space included in these buildings and all the parking will be in garages within the buildings. For comparative purposes, the current student tower at the University Town Center is one 16 story building.

In total, there will be 2750 residential units, 3800 parking spaces for residents and an additional 140 spaces for retail. They are proposing to build a public library annex of 24,000 sq. ft. as an amenity for the community. Also being proposed within the complex is a 31,000 sq. ft. rec center for exclusive use of their residents, 200,000 sq. ft. of office space, 40,000 sq. ft. of retail space, and 15,000 sq. ft. of flex/office space. The larger buildings will be designed with courtyards between them.

The developer would like to start the building process in 2-3 years and would hopefully complete it in 10-12 years. This process would be dictated by market conditions, however.

The developer is also asking for numerous waivers from the zoning ordinance to allow them to build as they see fit.

I suspect the developer will address the Hyattsville City Council in the near future (though the project is located in an unincorporated part of the area), and, hopefully, will address our civic association as well. I will be researching this further and will be sure to relay any details as I come across them. The figures I am using are based on notes I took and my recollection and may not be completely accurate.

The case number for the Detailed Site Plan (DSP) filed with the County Planning Commission is 09006 and the name is Belcrest Plaza Mixed Use.

Tim

From:"tim.karenhunt" <tim.karenhunt@verizon.net>  
Subject:[UHCA] Belcrest Plaza Mixed Use Development  
Date:Tue, August 25, 2009 18:11  
To:"Thomas Haller" <thaller@gibbshaller.com>  
Cc:"Lareuse, Susan"  
sociates.net,derrick.greensolutions@gmail.com,UHCA@yahoogleroups.com,"Matthew McKnight"  
<mmcknight@hyattsville.org>,"Bill Gardiner"  
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Mr. Haller,

I am writing in order to be able to provide my neighborhood of University Hills with as much information as possible regarding the planned development at Belcrest Plaza. I and others from my neighborhood attended the presentation to the University Park Town Council last night (8/24) which I found to be very informative.

The University Hills Area Civic Association has tentatively scheduled its next meeting on Saturday, October 17th at 10 a.m. and we would like to have you or one of your representatives meet us in order for residents to understand the scope of your plans. While I haven't yet spoken to the other officers of the civic association, I imagine we can be flexible with that date if you would prefer to meet us at another time around the middle of October.

Of particular concern to me are the waivers to the Transit District Overlay Zone (TDOZ) you are requesting. The presenter last night mentioned that they are numerous and are outlined in the Detailed Site Plan that has been filed with the County (case #09006). While it was mentioned in the presentation that the development group you represent is of the opinion that the standards of the TDOZ are out of synch with the "21st century," I am sure there are many individuals who are concerned that this proposed development is ignoring established standards developed by our elected and appointed representatives with the concern of current residents and business interests in mind.

Another concern of mine is the impact this development will have on traffic in the region. The nearest major intersections to our neighborhood and this development are MD410/Adelphi Road and MD193/Adelphi Road. From the presentation, it seemed as if those intersections went unaddressed in your traffic studies of the region. I think it is important to assess the impact that 2750 residences (replacing 566 residences) and 3940 parking spaces will have on these intersections.

While I am going to try to get to Upper Marlboro soon to research the DSP, I am wondering if there is any information you can send to me either electronically or through the mail that I may share with neighborhood residents regarding these issues and any others you feel are important. As the public becomes more aware of this project, I look forward to working with your group and our county, city, and state representatives in a transparent manner in order to address and resolve the concerns anyone may have. Thank you for any assistance and information you can provide to us and I look forward to hearing from you soon.

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From: "mdm273psuedu" <MacNachtan@hotmail.com>  
Subject: [UHCA] Re: Belcrest Plaza Mixed Use Development  
Date: Wed, August 26, 2009 9:05 To: UHCA@yahooogroups.com

Neighbors,

I know that the city's Planning Committee was given a presentation along with the mayor and city administrator, but no presentation has yet come before our council. I believe the mayor and city staff are working out details to have the developers do just that in the near future. I will post a notice here when I know it is on the agenda. In the meantime, I have located several documents relating to the planned redevelopment on the University Park city webpage. See the links below.

Matt M.

<http://www.upmd.org/docs/11-541-1250521503.pdf>  
<<http://www.upmd.org/docs/11-541-1250521503.pdf>>

<http://www.upmd.org/docs/11-541-1250521570.pdf>  
<<http://www.upmd.org/docs/11-541-1250521570.pdf>>

<http://www.upmd.org/docs/11-541-1250521614.pdf>  
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<http://www.upmd.org/docs/11-541-1250521661.pdf>  
<<http://www.upmd.org/docs/11-541-1250521661.pdf>>

<http://www.upmd.org/docs/11-541-1250521707.pdf>  
<<http://www.upmd.org/docs/11-541-1250521707.pdf>>

<http://www.upmd.org/docs/11-541-1250520270.pdf>  
<<http://www.upmd.org/docs/11-541-1250520270.pdf>>

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