

1 THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

3
4
5 HILLSIDE AT FORT WASHINGTON
6 Detailed Site Plan, DSP-22022

7
8 P A R T I A L T R A N S C R I P T
9 O F

10 P R O C E E D I N G S

11
12 COUNTY ADMINISTRATION BUILDING

13 Upper Marlboro, Maryland

14 March 30, 2023

15 VOLUME 1 of 1

16
17 BEFORE:

18 PETER A. SHAPIRO, Chairman

19 A. SHAUNISE WASHINGTON, Commissioner

20 MANUEL R. GERALDO, Commissioner

21
22 OTHERS PRESENT:

23 ANDREW SHELLY, Staff

24 MATTHEW TEDESCO, Attorney for Applicant

25

P R O C E E D I N G S

(Beginning of designation)

MR. CHAIR: Next item, we have Item 6 on our agenda. It's DSP-22022, Hillside at Fort Washington. Representing the applicant, we have Mr. Balian and Mr. Ziela (phonetic sp.). [Zee-la] or [Zy-la]. I can't remember how you pronounce that. And we have Dominique Lockhart, who will give the staff report. And this also is an evidentiary hearing, so this requires as intending to provide testimony and take an oath.

And at this time, I will ask all persons intending to provide testimony to raise your right hand. Do you solemnly swear and affirm that your testimony be the whole truth and nothing but the truth?

MR. BALIAN: I do.

MR. OWENS: I do.

MR. CHAIR: Thanks, everybody. Consider yourselves sworn in. And let me turn it over to Ms. Lockhart for a brief staff presentation. And then we'll hear from the applicant (indiscernible).

Ms. Lockhart.

MS. LOCKHART: Okay. Good morning, Mr. Chair and members of the board. For the record, I am Dominique Lockhart with the zoning section. Item Number 6 on the agenda is Detailed Site Plan, DSP-22022, titled Hillside at

1 Fort Washington. The proposal is for development of 64
2 single-family attached dwelling units. Based on the
3 findings presented in the technical staff report, staff
4 recommends that the planning board approve this detailed
5 site plan and associated Type 2 tree conservation plan,
6 subject to the conditions contained in the staff report.
7 This concludes staff's presentation. Thank you.

8 MR. CHAIR: Thank you, Ms. Lockhart. We have all
9 the information in the backup. This case is about as
10 straightforward as can be, though. And again, there's
11 nobody in opposition to this, as well. Without -- let me
12 correct that. Do we have Mr. Owens?

13 Are you here to speak on this case, as well?

14 MR. OWENS: I am here.

15 MR. CHAIR: Before Mr. Owens -- before you do, I
16 just wanted to make sure I wasn't missing it. But you are
17 planning on speaking on this. So did you -- or were you
18 sworn in? Did you take the oath?

19 MR. OWENS: I was.

20 MR. CHAIR: Okay.

21 MR. OWENS: I was.

22 MR. CHAIR: Okay. Thank you. So now, let me turn
23 to the applicant.

24 And Mr. Balian, the floor is yours.

25 MR. BALIAN: Hello, everyone.

1 COMMISSIONER GERALDO: Mr. Chair, I had one -- I
2 had one question first for staff.

3 MR. CHAIR: Yeah. I'm sorry. Go ahead, Mr.
4 Geraldo.

5 COMMISSIONER GERALDO: Okay. No problem. No
6 problem.

7 Ms. Lockhart, thank you. My question is with
8 regards to the sidewalk on Oxon Hill Road. Will it go all
9 the way to Livingston Road?

10 MS. LOCKHART: I will have to defer to the
11 applicant on that one.

12 COMMISSIONER GERALDO: Okay.

13 MS. LOCKHART: Thank you.

14 MR. CHAIR: All right. So Mr. Balian, the floor
15 is yours and you've got a question already from one of my
16 Commissioners. But take it away.

17 MR. BALIAN: Okay. Thank you, Mr. Chair. My name
18 is Sevag Balian. I'm President of Haverford Homes, and I'm
19 the owner of this property. And I want to thank staff for
20 their presentation and for their review, and I concur with
21 all their findings.

22 With regard to the sidewalk, we are extending the
23 sidewalk fronting our entire property and slightly, even
24 more to the trail system that Park and Planning has on
25 adjacent to our property, but that's the extent of it.

1 We're not going over other people's properties at this time.
2 But that's fairly typical in terms of sidewalk improvement.
3 It typically is along the frontage of a property.

4 COMMISSIONER GERALDO: Well, I understand that.
5 I'm just kind of concerned with the county's preference to
6 have connectivity. And so it gets up as far as the trail
7 and then there's nothing there and I'm very --

8 MR. BALIAN: Yes.

9 COMMISSIONER GERALDO: I'm very familiar with
10 that -- with that area. I'm living by it. And I'm just
11 concerned that where -- and then you have the new shopping
12 center that was developed right on Livingston Road. So I'm
13 just thinking in terms of it won't be very pedestrian-
14 friendly for anybody going down there and then stopping at
15 the trail and then having to walk in the street to go to the
16 shopping. That's my concern.

17 MR. BALIAN: Yes. It's a valid concern --

18 COMMISSIONER GERALDO: We have a complete -- we
19 have a complete street project. You know, complete streets
20 and that's what -- so --

21 MR. BALIAN: Yes. There's a -- there's another
22 project immediately to the south of me.

23 COMMISSIONER GERALDO: Uh-huh.

24 MR. BALIAN: And that's come in front of you with
25 a preliminary plan. That was back sometime at the end of

1 last year when I came in with my preliminary plan.

2 COMMISSIONER GERALDO: Uh-huh.

3 MR. BALIAN: And they have that connectivity to --
4 to extend that sidewalk along the frontage of their
5 property. But that, more or less, abuts my property. And
6 the Park and Planning property is in between.

7 COMMISSIONER GERALDO: Right. So then it's your
8 understanding -- so I'm clear. Is that the sidewalk -- with
9 the other preliminary plan, the subdivision, that the two
10 sidewalks will meet?

11 MR. BALIAN: Yes.

12 COMMISSIONER GERALDO: Okay.

13 MR. BALIAN: That's my understanding but I'm not
14 the expert on that, obviously. Your staff will know better.

15 COMMISSIONER GERALDO: Right. Okay. All right.

16 Thank you, Mr. Balian.

17 MR. BALIAN: Of course.

18 COMMISSIONER GERALDO: I have no further
19 questions.

20 MR. BALIAN: And one more thing. I also want to
21 thank Mr. Burton (phonetic sp.) and having worked with him
22 for 25-plus years. It was a pleasure. Not always easy but
23 he was always correct.

24 MR. CHAIR: Well said. Anything else, Mr. Balian?

25 MR. BALIAN: That's it. Thank you very much.

1 MR. CHAIR: Thank you. Any other questions for
2 the applicant at this point? Okay. So our speakers on the
3 list, we have Mr. Owens.

4 If you could identify yourself. Your name and
5 address for the record, and the floor is yours. You have up
6 to three minutes. And we may have a clock that will be
7 there just to help guide you. Take it away.

8 MR. OWENS: Yeah. It won't take that long. Good
9 morning. Dave Owens, Fort Washington Forward. Hopefully,
10 everyone can hear me. I got a new microphone in so
11 sometimes it's a little squirrely sometimes.

12 MR. CHAIR: You're clear as a bell.

13 MR. OWENS: Excellent. Fort Washington Forward.
14 We're located at 938 Swan Creek Road East, Fort Washington,
15 Maryland 20744, is the official address there.

16 I just wanted to take a moment to thank Mr. Balian
17 and his group. They've been great working with the
18 community. They've been very responsive. That doesn't
19 always happen so with other developers. So we just really
20 appreciate -- we really just appreciate them. In support of
21 what they're doing, in support of their efforts, and so we
22 want to continue, especially their work with sidewalks and
23 things of that -- and things of that nature. So we really
24 support them and appreciate their -- their willingness to
25 reach out to the community.

1 The one thing that we -- that I thought about is,
2 before I got here today, was just the last time we were here
3 talking about townhouses in the area, the State Highway
4 association didn't know about that second townhouse project
5 that's further down the street, right across from
6 (indiscernible). And as Mr. Geraldo was speaking, I
7 couldn't help but think about -- about that.

8 The last time, their traffic study about Oxon Hill
9 Road, it felt a little casual. What they were recommending
10 for this particular townhouse project was that third turn
11 lane heading onto 210. I'm certainly not implying that that
12 doesn't fit here. I'm not saying it doesn't, but I would
13 just recommend, moving forward, as we think about that
14 second townhouse project and the different things that are
15 coming to that area. In particular, the new commercial
16 plaza that Mr. Geraldo talked about, that we really think
17 about a substantive traffic study. More traffic study
18 that's done there. In particular, with that hospital, as
19 well, that may be coming in the future, that addresses the
20 overflow in that area. Because that's an area that a lot of
21 cars cut through in the morning time.

22 So I would just recommend -- Fort Washington
23 Forward would like to recommend a substantive traffic study
24 as we look at more things being built in that particular
25 area; i.e., that second townhouse project. But overall, in

1 support. We appreciate Mr. Balian and his group and their
2 willingness to reach out to the -- to the public. They've
3 been great and we wish them -- we wish them well.

4 MR. CHAIR: Thank you, Mr. Owens. And allow me to
5 say, we will take your recommendation under advisement and
6 make sure staff follows up, as well. So thank you for
7 making your voice heard on this.

8 Commissioners, any questions for Mr. Owens?

9 COMMISSIONER GERALDO: No. I thank Mr. Owens for
10 his participation. And I know his group, Fort Washington
11 Forward, is -- has been very active. And that group also
12 represents cyclists and pedestrians. And the group's focus
13 is to improve everything in Fort Washington, but especially
14 to make more pedestrian connectivity and safer travel. So
15 thank you, Mr. Owens.

16 MR. OWENS: Yeah. And just real quick, I think
17 your point is very valid. Mr. Geraldo and the rest of the
18 group about connectivity, when that second townhouse project
19 comes in, obviously, they have to do sidewalk connectivity
20 in front of their particular space. Mr. Balian is doing it
21 in front of his particular space. But there is a gap in
22 between that's park and planning, you know. And so somehow,
23 some way it's got to be connected through there, as well.
24 So that when people walk up and down Oxon Hill they can get
25 to that commercial center and -- and the sidewalk will be

1 connected. So I just think with continued conversation, we
2 can make it happen and -- and the residents are here to
3 support in whichever way we can to make sure that that does
4 happen.

5 COMMISSIONER WASHINGTON: Great.

6 MR. CHAIR: Yeah. Thank you for that. And we'll
7 have our Department of Parks and Recreation look at that, as
8 well. Appreciate it.

9 Any -- and there's no one else signed up to speak.
10 I'm going to close the hearing. Any deliberation,
11 Commissioners? Or if not, what's your pleasure?

12 COMMISSIONER WASHINGTON: Mr. Chairman, I move
13 that we adopt the findings of staff and approve DSP-22022
14 and TCP2-005-2023, along with the associated conditions as
15 outlined in staff's report.

16 COMMISSIONER GERALDO: Second.

17 MR. CHAIR: A motion by Commissioner Washington, a
18 second by Commissioner Geraldo. There's no discussion. I
19 will call the roll.

20 Commissioner Washington?

21 COMMISSIONER WASHINGTON: Vote aye.

22 MR. CHAIR: Commissioner Geraldo?

23 COMMISSIONER GERALDO: Vote aye.

24 MR. CHAIR: I vote aye, as well. The ayes have it
25 3-0.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

(End of designation.)

(Whereupon, the proceedings were concluded.)

DIGITALLY SIGNED CERTIFICATE

ESCRIBERS, LLC, hereby certified that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

HILLSIDE AT FORT WASHINGTON
Detailed Site Plan, DSP-22022



By: _____ Date: May 20, 2023

DeEtte Hicks, Transcriber